



Delegated Report

Householder Planning Application

Application No:	20211228
Location:	60 Pine Avenue, Gravesend, Kent, DA12 1QZ
Description:	Erection of a single storey rear and side extension.
Applicant:	Mr Sam Atkinson
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 01/10/2021;
Drawing no. JCA.01 - Existing Floor Plan;
Drawing no. JCA.02 - Existing East and North Elevations;
Drawing no. JCA.03 - Existing West and South Elevations;
Drawing no. JCA.04 - Proposed Floor Plan;
Drawing no. JCA.05 - Proposed East and North Elevations;
Drawing no. JCA.06 - Proposed West and South Elevations;
Drawing no. JCA.07 - Site Location and Block Plans.

Relevant Planning History

Application No.	Description	Status	Decision
20170154	Application for a Lawful Development Certificate in respect of the proposed pitched roof dormer to side elevation.	CERTIFICATE GRANTED	31.03.2017
20161032	Application for a Lawful Development Certificate in respect of the proposed pitched roof dormer to side elevation.	CERTIFICATE GRANTED	09.02.2017

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as

necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

Kent County Council Heritage - The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 7th October 2021.

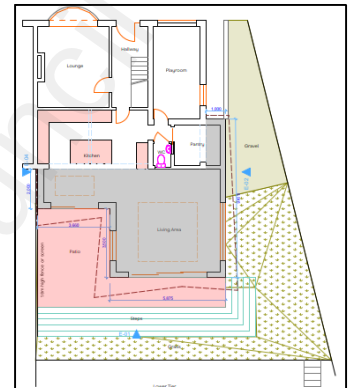
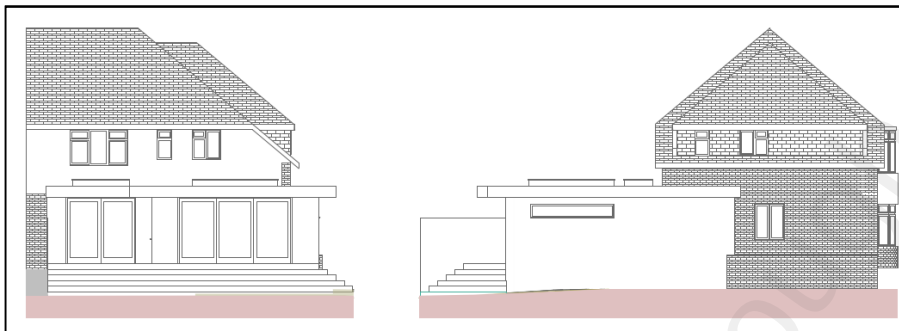
In addition, two surrounding properties were consulted and no representations were received. The consultation period expired 5th November 2021.

Officer's Analysis

Design, Character and Appearance

60 Pine Avenue is a semi-detached property located on the eastern side of the highway. The property has an integral garage and driveway at the front. It has been extended previously with a dormer extension of the side roof slope. There is a side access to the garden.

This application proposes the erection a single storey side and rear extension. The proposed extension will project beyond the flank wall of the property by 1m, and has been designed with staggered depths (see grey annotation on floor plan drawing). It will have a maximum depth of 8.05m and a maximum width of 9.52m. The extension will have a flat roof at a height of 3.6m, with an overhang over the rear and flank (north) walls.



As part of the development, a 1m high platform area will be erected at the rear with steps down onto the garden. This will be similar to the extension by virtue of having varied depths and will be used as a patio (shown in red in the annotated screenshot above). It is important to note that a 1.8m high screen or fence will be installed along the boundary with the adjoining neighbour.

The extension will create space for an open plan kitchen and living area. There will be two roof lanterns within the roof space, one high-level flank window on the north elevation, one window on the southern elevation and two sets of bifold doors onto the patio area. It will be finished in painted render, with a felt roof and aluminium fenestration.

Overall the development is not excessive in size or bulk, is not visible from any public vantage point and will have no impact on the street scene. It will be finished in appropriate materials, and although not matching the host dwelling, are modern and visually attractive. As such it is considered that the proposed extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The extension will not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. The application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

Although the extension is large, it is not excessive in size and is well designed. It is not visible from any public vantage point and does not significantly reduce the garden area to the detriment of future occupier amenity, nor does it harm the amenity of neighbouring properties.

As such, it is recommended that permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29 th November 2021	Dated:	29th November 2021