

Delegated Report

Householder Planning Application

Planning Application No: 20240790

Location: 22 Trosley Avenue Gravesend Kent DA11 7QW

Description: Erection of a single storey rear extension with roof light to replace existing single storey rear projection.

Applicant: Gill

Site Visit Date: Desktop ASsessment

Submitted Documents/Plans

Application Form
Site Location Plan
0087-PL001-REVD – Existing Floor Plans
0087-PL002-REVD – Existing Elevations and Section
0087-PL003-REVD – Proposed Floor Plans
0087-PL004-REVD – Proposed Elevations and Section
0087-PL005-REVD – Block and Location Plan
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20240557	Application for a Lawful Development Certificate in respect of change of use from C3(Dwellinghouse) to C4 (HMO), erection of a single storey rear extension, erection of a dormer extension in the rear roof slope and addition of 2no. rooflights in the front roof slope.	Granted	16.08.24
20240397	Prior approval application for a single storey rear extension with a depth of 6 metres, maximum height of 2.80 metres and eaves height of 2.80 metres.	Refused	03.06.24

Development Plan

Gravesham Local Plan Core Strategy (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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Neighbouring properties

7no. surrounding properties were consulted and the final date to submit comments ended on 2nd October. No comments were received from members of the public.

Officer's Analysis

Proposal

The proposal was originally for *'Erection of a single storey rear Infill extension with roof light.'* However, it is noted that the proposals incorporate a part rear extension granted under planning reference 20240557 with a Lawful Development Certificate. The application described the works as; *'change of use from C3(Dwellinghouse) to C4 (HMO), erection of a single storey rear extension, erection of a dormer extension in the rear roof slope and addition of 2no. rooflights in the front roof slope.'* Given that that application was approved in August 2024, 2 months previously and that the existing plans do not show the works granted, it is considered that the works have not been undertaken. As proposed the rear extension would not be Lawful as it would be greater than half the width of the existing dwellinghouse, given that there is an existing original pitched roof porch projection on the rear, and so the extension would also need to meet the requirements of a side extension, to be considered acceptable.

Therefore, this application should consider the rear extension in its entirety and not simply only as an infill extension. As such, the planning agents have agreed to amend the description of works to read: *'Erection of a single storey rear extension with roof light to replace existing single storey rear projection.'*

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed extension would extend along the full width of the existing building. The existing conservatory and WC, forming a single storey rear projection at the rear are also full width. The main change in terms of footprint would be an increase in depth. The existing single storey rear projection is a maximum 2.2m deep. The proposed extension is 3.2m deep which is an increase of 1 metre. The roof would also change. Currently it is part flat, with a small side pitch. This would become wholly flat. The existing flat roof is 2.8m high and the existing small side pitch, is 4.1m high. The proposed flat roof would be 3m high. An increase of 0.2m. Overall, the part increased scale and bulk is considered to be minimal. Whilst flat roofs are generally not considered good design, in this case it would be to the rear, where there is lesser visibility of the building and the existing rear projection has an area of flat roof. As such the impact in this case is negligible. The application form states that the addition would use brickwork to match the existing, a felted flat roof, and UPVC double glazed openings, which would also match the existing. Overall, the design of the extension would be appropriate in this setting.

On balance, the proposed development would comply with the requirements of the Gravesham Householder Extensions/Alterations Design Guide (2021), the Design for Gravesham – Design Code (2024), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

In this case, the proposed extension would create an enlarged living room, which would be 35.04m² and an enlarged kitchen which would be 12.9m². This would meet the minimum internal space standards required by the Residential Layout Guidance (2020).

The external amenity requirements are included in the table below, from the guidelines:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The existing building is a 2 bedroom property, which would not change as a result of this application. There is a rear outbuilding and so the actual garden depth would be 9m with an area of 55m². This would provide adequate garden amenity.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 immediately adjoining properties; 20 Trosley Avenue to the South and 24 Trosley Avenue to the North. Both properties are attached in this row of terraces. The proposed single storey extension would meet the shared boundary with both neighbours as it would be full width. To the rear of 20 Trosley Avenue, the extension would be 0.6m greater in depth than their rearmost elevation. Compared to 24 Trosley Avenue, the proposed extension would be 1.2m greater in depth. At single storey level, totalling 3m in height, this would not result in significant oppressive, overbearing bulk or overshadowing impacting either neighbouring property. There would be no side openings, which would prevent any increased overlooking resulting from the development.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

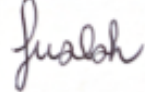
Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approved.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21st October 2024	Dated:	24 October 2024