



Delegated Report

Householder Planning Application

Planning Application No: 20230418

Location: 53 Kent Road Gravesend Kent DA11 0SZ

Description: Erection of a part single storey, part two storey rear extension.

Applicant: Mr T Dhanda

Site Visit Date: 5th June 2023

Submitted Documents/Plans

Application Form

P01 Rev P1 – Existing Block Plan with Location Plan

P01 Rev P1 – Proposed Block Plan

P03 Rev P1 – Existing Plans

P04 Rev P1 – Proposed Plan for Ground and First Floor Extension

Relevant Planning History

Reference	Description	Decision	Decision Date
20220483	Erection of a two storey rear extension & conversion to create 4no 1 bedroom flats	Refused	28.06.2022
20020012	Erection of first floor rear extension to form an enlarged bedroom.	Permitted	13.03.2002

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
- CS20 – Heritage and the Historic Environment

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

KCC Heritage:

'The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.'

GBC Highways:

I have no objections; the property remains at three bedroom, although the practicality of one of the bedrooms must be open to question.

Neighbouring properties

The final date to submit comments ended on 23/05/23

12 surrounding properties were consulted and 0 comments were received from members of the public.

Officer's Analysis

Principle of Development

The application site comprises of a two-storey semi-detached building with roof level accommodation. There is a small front garden which has been overlaid with hardstanding and the site could potentially accommodate up to two parked cars along the flank wall of the host property.

The existing floor plans indicate that there are three bedrooms. However, it is noted that bedroom 3 is of a small scale and unusual layout, and its use as a bedroom is queried. In any case the proposed scheme would result in 3 bedrooms of reasonable size and a large kitchen/dining area to the ground floor, converting the existing dining area to a study.

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, Residential Amenity of neighbours and Parking and Highways impacts.

Design, Character and Appearance

As noted above, the planning history indicates that a first floor extension has been approved at the site, and the adjoining property at no. 51 Kent Road has also had significant extensions to accommodate a conversion into flats.

In terms of the proposed ground and first floor extensions, each would be respectively 13.4 metres and 9.1 metres deep from the existing rear wall of the main dwellinghouse in depth. Each of the extensions might be deemed excessive in depth, however, the depth of both the ground floor extension would be flush with no. 51's extensions. At first floor the extension would be set back by 4 metres from the ground floor. The images below shows the existing relationship with the neighbouring property for clarity.





Whilst there are obvious concerns about the cumulative impact of increased bulk and excessive overdevelopment to the original dwellinghouse, given the existing character of surrounding properties where similar developments have taken place, it would be unreasonable to refuse based on poor design where the proposal would clearly reflect the area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2021) 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.

The proposed development would make the third bedroom compliant with minimum floorspace standards. The upstairs room labelled as bathroom, is existent, and so minimum space standards cannot be applied to this room. However, it is unusual that the opportunity to increase the size of this small bathroom, is not being taken. Nevertheless, as stated this has no bearing on the assessment of this application. All other rooms and external spaces, including the garden, would remain compliant with minimum space standards.

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.

51 Kent Road

This neighbour is located to the east and is adjoining. As previously described the proposed extension would match the depth of this neighbour's ground floor and first floor extensions. The extensions would be not higher than the neighbours. Given this design, the reflective extensions would be unlikely to impact this neighbour in terms of overbearing bulk, overshadowing or direct overlook.

55 Kent Road

This neighbour is located to the west and is 5 metres from the existing dwellinghouse at its closest point. At ground floor the 5-metre distance would be maintained. At first floor the extension would be 7.2 metres from this neighbour's side elevation.

The relationship between the neighbours is indicated in the image below:



Given the distance between the buildings, the similar depths and height of the proposed extension to this neighbours' building and the positioning of proposed side windows, it is considered that there would be no significant, direct overlooking, over and above that allowed by the existing relationship between the properties.

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

Parking and Highways

A three bedroom dwellinghouse would only require parking spaces be provided for 2 vehicles. There is a large drive to the side of the property and a garage to the rear. This would provide the level of parking deemed necessary by the scheme proposed. No changes to the access are proposed.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20th June 2023	Dated:	21 June 2023