

Delegated Report

Householder Planning Application

Planning Application No: 20230995

Location: 57 Truro Road Gravesend Kent DA12 5RQ

Description: Erection of a single storey rear extension.

Applicant: Ms Tanja Turner

Site Visit Date: 29.09.2023

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing block plan
- Proposed block plan
- Existing Elevations
- Existing Floor Plans
- Proposed Elevations
- Proposed Floor and Roof Plans

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230230	Demolition of existing conservatory and erection of a single storey rear extension.	Permitted	24.05.2023
20230231	Application for a Proposed Lawful Development Certificate in respect of the loft conversion consisting of a hip-to-gable roof alteration, rear dormer and velux windows	Certificate Granted	02.05.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to two surrounding properties. The consultation period expired on 20th October 2023 and no comments were received.

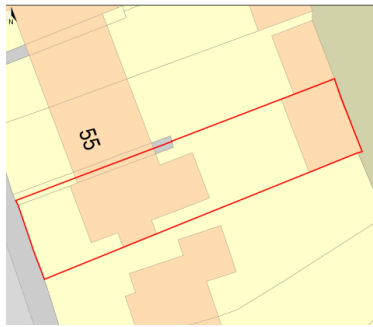
Analysis

Proposal

The proposal seeks to demolish the existing conservatory and erect a single storey rear extension.

Existing

Proposed



West Elevation (Principle)

North Elevation

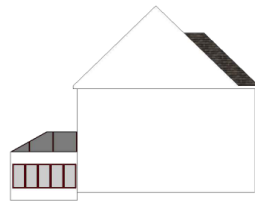


West Elevation (Principle)

North Elevation



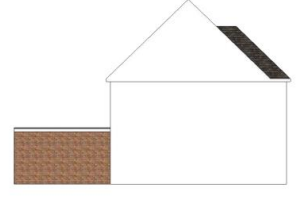
East Elevation



South Elevation



East Elevation



South Elevation



Ground Floor Plan



First Floor Plan



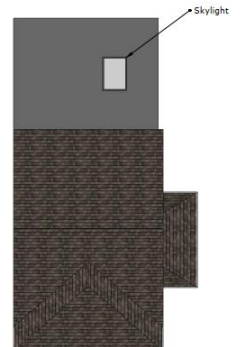
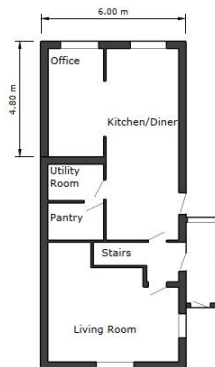
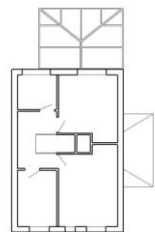
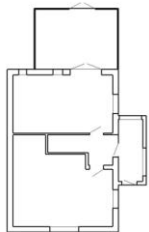
Roof Plan



Ground Floor Plan



Roof Plan



Background

The proposal is a resubmission of 20230230 which was permitted on 24.05.2023. The permitted extension had a depth of 3.3m and spanned full width, it also had a flat roof and a maximum height of 2.8m with two windows in the rear elevation to serve a kitchen and an office.

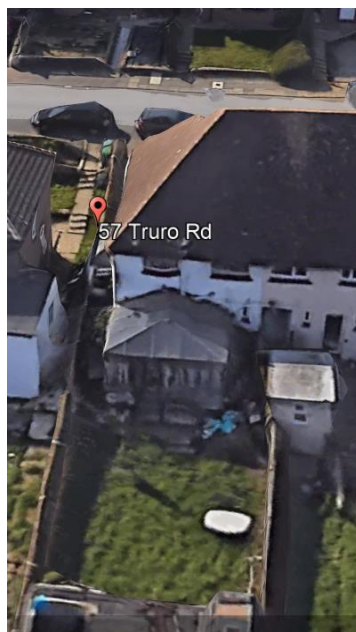
The current proposal seeks to increase the depth due to a building regulations issue with a southern water sewer running across the corner of the permitted 3.3m extension. The agent has stated on the application form that increasing the extension length would overcome this issue.

Character and Appearance

The application site is a two-storey end of terrace house in use as a single-family dwelling. There is currently a part width conservatory in place which will be demolished as part of this proposal.

The proposed scale of the extension is on the larger side, however there may be a PD fallback which would

allow a potential 6m deep extension. The extension will be positioned to the rear of the property and will not have an impact on the wider streetscape as it is not visible from a public vantage point.



The proposed use of materials is stated as brick, the original dwelling is white render, whilst the proposed materials do not explicitly match the host dwelling, they are not considered to be harmful and a refusal on this basis is not warranted.

It is considered that the proposed extension is acceptably designed and meets the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space will equate to approx. 62sqm. Below is an extract from the Council's technical guidance:

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

Whilst the resultant garden space would be sufficient for a 3 bedroom house, it would be deficient for a 4 bedroom house. From the previously permitted lawful development certificate (ref: 20230231) the plans show the house as built appears to have three bedrooms and whilst there is the grant of a lawful development certificate to enable an additional bedroom, it has not been constructed as of yet which was evident during the officer site visit, however it was noted that a skip was on site.



A refusal on the basis of deficient private amenity space is not warranted and on balance the proposal is considered acceptable.

Neighbouring Amenity

Due to the scale and height of the proposed extension it is not liable to materially harm light and outlook to the neighbouring property known as No.55 Truro Road. There are no windows proposed in the flank elevation and so the privacy of this neighbour is also maintained.

The property located at No.59 Truro Road is positioned away and so this property would not be impacted in terms of loss of light or outlook and privacy is maintained due to there being no windows proposed in flank elevation. There is however a door proposed in the side elevation of the host dwelling, however as this is an entrance/exit door on balance it would not harm privacy.

In order to further maintain neighbouring privacy a condition will be imposed to restrict any further window or door openings in the flank elevations of the extension should permission be forthcoming.

Parking and Highways

The extension will not impact any existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	02/11/2023	Dated:	3rd November 2023