

Delegated Report

Householder Planning Application

Planning Application No: 20240143

Location: 43 Nursery Grove Gravesend Kent DA11 7BB

Description: Erection of a single storey rear extension with roof lights.

Applicant: Mrs Margaret Oketunji

Site Visit Date: N/A

Preliminary Matters

The depth of the proposed extension was considered too large; resulting in a substandard garden area for future occupiers. As such, the agent was contacted to give the opportunity to amend the plans. Revised plans reducing the depth of the extension to 3.00m were received on 05.04.24, and were accepted by the Local Planning Authority.

Submitted Documents/Plans

Application Form;
Block Plan – Existing and Proposed (received on 05.04.24);
Elevations – Existing (received on 14.02.24);
Elevations – Proposed (received on 05.04.24);
Floor Plans – Existing (received on 14.02.24);
Floor Plans and Roof Plan – Proposed (received on 05.04.24); and
Site Location Plan (received on 14.02.24).

Superseded Documents/Plans

~~Block Plan – Existing and Proposed (received on 14.02.2024);~~
~~Elevations – Proposed (received on 14.02.24); and~~
~~Floor Plans – Proposed (received on 14.02.24);~~

Plan Note

The annotation of the orientation of the elevation plans show discrepancies:-

Elevation Discrepancies- Existing and Proposed



Although this is not ideal, the plans clearly show the proposed extension in situ. As such, these errors do not impact the determination of the application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20060337	Details relating to the siting, design, external appearance and landscaping for phase 1 of the development.	Approval of Details	07.08.2007

Planning History Note

Application 20060337, 'Details relating to the siting, design, external appearance and landscaping for phase 1 of the development' restricts permitted development rights for the property under condition 2, and so planning permission is required for the single storey rear extension.

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

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

13 surrounding properties were consulted and a site notice was displayed on 26.02.24. The overall consultation period expired on 22.03.24.

Site Description

43 Nursery Grove is a two storey semi-detached property fronting the northern side of the highway.

Google Image

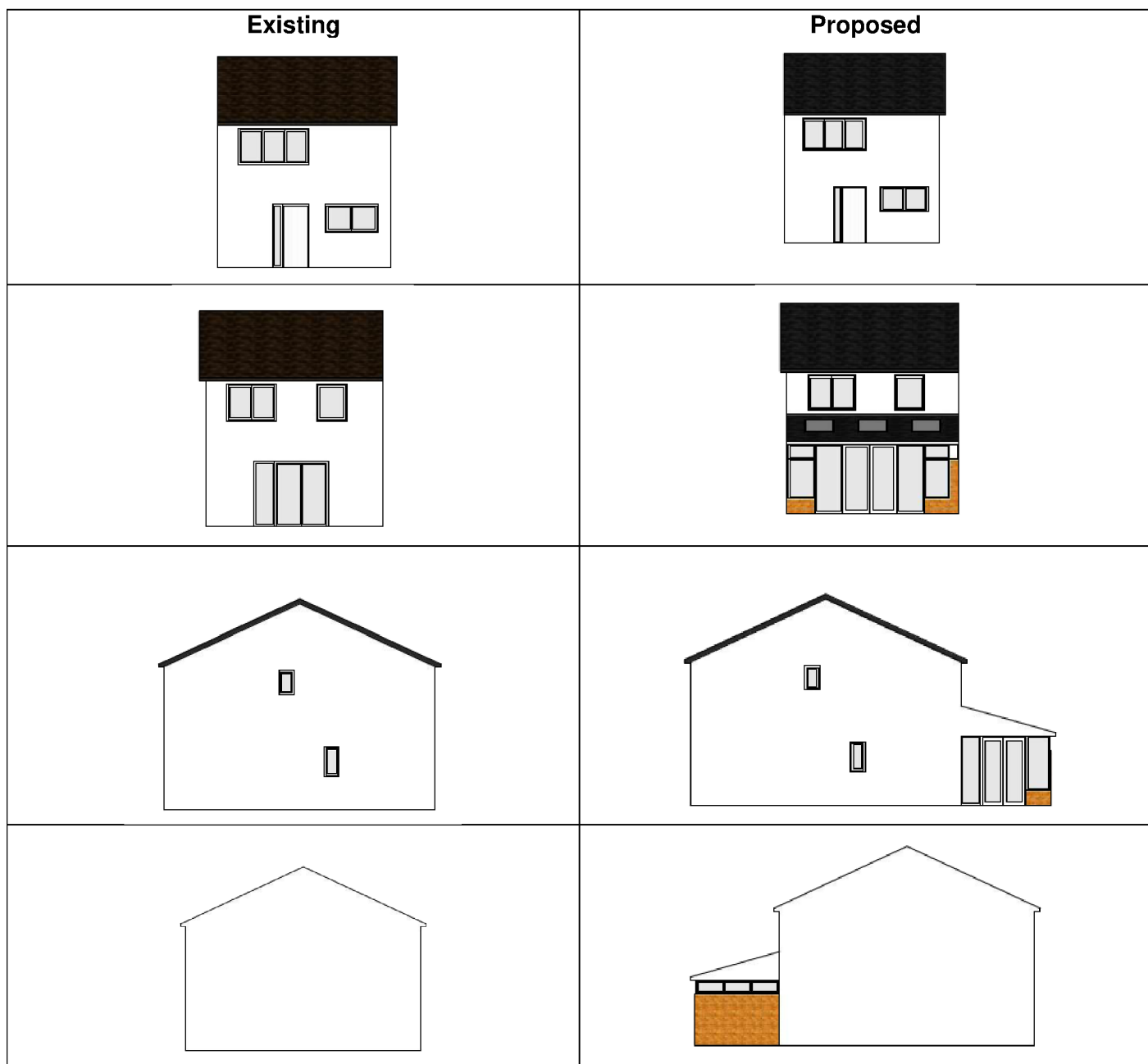


This application proposes the erection of a single storey rear extension with rooflights.

Proposed Development

The development would create space for a family room and would have the following dimensions:

- Height (max) 3.30m
- Eaves height 2.45m
- Depth 3.00m
- Width 5.75m



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension would expand the entire width of the existing dwelling. However, it is single storey, is not overly excessive in bulk or depth and is modest in height. The pitched roof would complement the existing dwelling, with roof tiling to match, along with uPVC windows, uPVC doors and brickwork. The decision notice could include a condition to ensure the proposed materials would match those of the existing dwelling to ensure a satisfactory visual relationship between the existing and new development. The extension would not impact the character and appearance of the street scene, as although it would be visible from the access road/Tutton House parking area, it would not be highly visible from the public vantage point.

Along with surrounding properties, the permitted development rights for the site have been restricted in view of the limited size of many of the plots on the estate and in order to maintain a good standard of design to ensure the proper planning of the area. On balance, it is considered that the proposed extension would not be contrary to the intention of the condition applied to the estate.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans show no changes apart from the addition of the open plan family room. As such, the proposal is acceptable in terms of room sizes. In terms of garden area, the proposal would retain the existing garden depth (in part – see image below), but would result in a 55.99sqm garden, which falls slightly under the RLG requirement of 60.00m for a 3 bedroomed property. On balance, while the garden area is being reduced, this is personal preference to a certain extent, it is considered there is sufficient garden space, post development for outside domestic living a paraphernalia in terms of washing line etc. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Resultant Garden Depths



Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The proposed extension is single storey, with the eaves height measuring at 2.45m. The proposed fenestration facing No.41 Nursery Grove is high level (above 1.80m), and there is a boundary fence between the application property and Tutton House. As such, it is considered the proposal would not detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of outlook or loss of privacy.

In terms of light, there is sufficient distance from Tutton House and the application property. Although there may be some impact to No. 41 Nursery Grove, the rear gardens are North (North-East) facing and it is overall considered that the proposal would not result in a detrimental loss of light.

No neighbour representations have been received.

Google Aerial Images



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials, which can be secured by condition. In addition, it is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9th April 2024	Dated:	09 April 2024