



Delegated Report

Householder Planning Application

Application No:	20220356
Location:	79 Abbey Road, Gravesend, Kent, DA12 1RG
Description:	Erection of single storey rear extension including 2 no. rooflights
Applicant:	Ms Qun Yu
Site Visit:	08.04.22

Submitted Documents/Plans

Application Form;
Drawing No. 104_PL-01 REV B – REVISED Location Plan and Site Plan;
Drawing No. 104_PL-02 REV B – REVISED Block Plans – Existing and Proposed;
Drawing No. 104_PL-03 REV A – Floor Plans – Existing and Proposed;
Drawing No. 104_PL-04 REV A – Sections – Existing and Proposed; and
Drawing No. 104_PL-05 REV A – Elevations – Existing and Proposed.

Relevant Planning History

Application No.	Description	Status	Decision
20150563	Single storey rear extension with a depth of 3.940 metres, maximum height of 3.300 metres and eaves height of 3.000 metres.	Prior Approval not Required	20.07.2015

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 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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

GBC - Environmental Protection Team (Regulatory Services)

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Code of Practice on Construction and Demolition

Please apply

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

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.

Neighbouring properties

A notice was displayed on site 08.04.2022.

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 22.04.2022.

Officer's Analysis

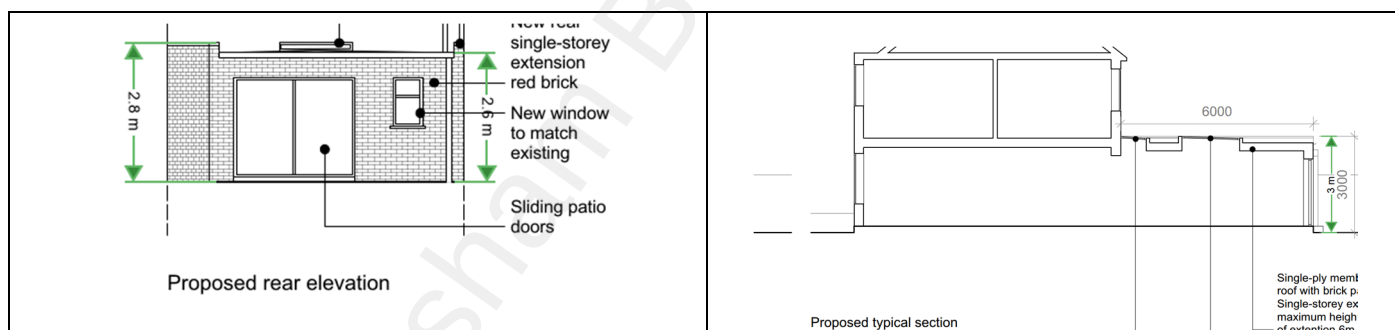
79 Abbey Road is a two storey mid terrace property located on the Eastern side of the highway. The frontage is hard paved for vehicular parking, with space to accommodate 2 vehicles.



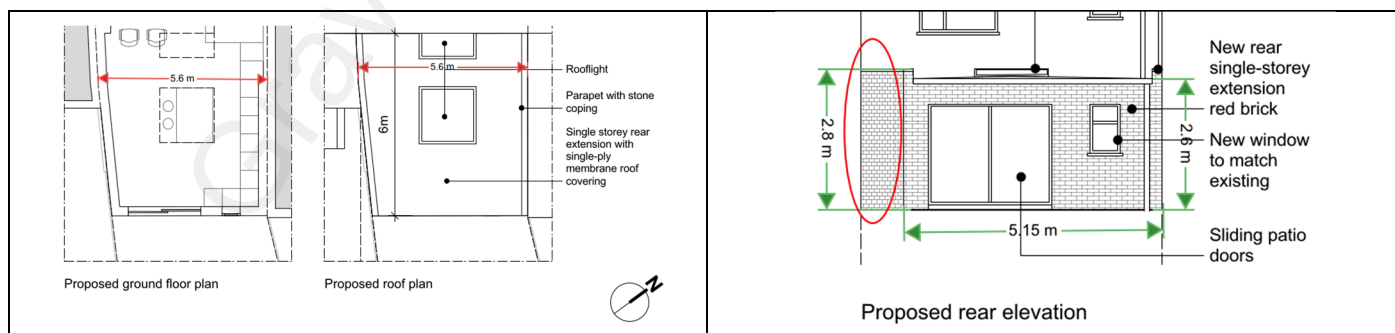
This application proposes the erection of a single storey rear extension. From an aerial perspective, there are many properties along Abbey Road that feature single storey rear extensions.

Design, Character and Appearance

The proposed single storey rear extension is to be 2.60m high (2.80m) including the parapet wall, with a maximum height of 3.00m when taking the ground level into consideration, as indicated below:

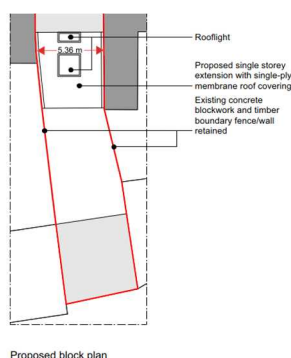


The depth of the extension would be 6.00m and the width 5.60m at the widest point as shown below:



As noted on the plan above, the 5.15m width measurement at the end of the extension is not including the side view of the parapet wall as shown on the proposed rear elevation. The width of the extension at the widest point is shown as 5.36m on the proposed block plan, however no encroachment is shown on the

floor plans or block plan:



The proposed depth of the extension is shown on the proposed block plan to be only 1.6m less than the existing dwelling width and is a large extension.



The red brick proposed does not match the material of the existing building, however as this is at the rear of the property and is considered a high quality material, this is acceptable. The proposal will not impact the street scene as it is to the rear of the property and it is single storey. Therefore, the proposal is in accordance with/contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The plans indicate that the extension would be used as a kitchen/diner and will have an approximate area of 23.20sqm, which would be above the recommended space for a kitchen/diner as per Gravesham's Residential Layout Guidelines (RLG) (2020.)

The private garden area, post development, would be approximately 47.95sqm. The recommended private garden area according to the RLG (amended June 2020) for a 3 bedroom property show the private garden area should be 60.00sqm. However, the depth of the garden is approximately 9.00m which is only 1.00m under the recommended depth.

Although the garden space is under the RLG recommendation, the Permitted Development fall-back position should be taken into account. A similar extension, with the same (6.00m) depth, could be constructed under permitted development as long as extensions and other buildings, excluding the main dwelling, do not exceed 50% of the curtilage. The garden depth will still be approximately 9.00m. Therefore, even though the garden is below the RLG recommendations it is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The extension hereby proposed is not considered to impact on the amenity of neighbouring properties in terms of loss of light, loss of light, outlook or sense of enclosure.

Considering the orientation of the neighbouring properties and gardens, along with the path of the sun, it is deemed that there will not be a detrimental loss of light. The neighbour to the North has a similar depth extension. The neighbour to South has a smaller depth extension, but due to being located to the South is unlikely to be affected by overshadowing.

No windows are proposed in the flank elevations which should ensure privacy. Outlook and a sense of enclosure are not deemed to pose an issue to neighbouring properties as the extension will be single storey. It should also be noted a similar extension could be constructed under a Permitted Development Larger Homes application.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

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

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact which has been confirmed by comments received from KCC Heritage.

Historic Landfill

79 Abbey Road is within a smoke control zone and historic landfill buffer zone and GBC Environmental Protection Team were consulted on the application. The comments received relating to lighting are not relevant to this application since no external lighting is proposed. As the site is within the historic landfill buffer zone the decision will be subject to a condition relating to a watching brief as per the comments.

Conclusion

The proposed single storey extension is large, however similar could be constructed under a permitted development larger homes application. Although the resulting private garden space will be less than the recommended area as per the RLG (amended June 2020), permitted development rights should be taken into account. As a result of the works, extensions and other buildings must not exceed 50% of the curtilage, which the proposed extension would not. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions and informatives, see Decision)

Case Officer:	Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	11.05.22	Dated:	12th May 2022

Gravesham Borough Council