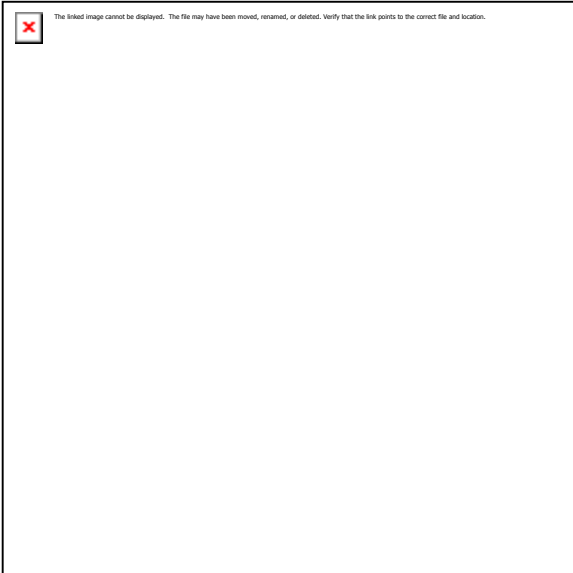




Delegated Report

Householder Planning Application

Planning Application No: 20220838

Location: 202 Mackenzie Way Gravesend Kent DA12 5TZ

Description: Erection of a single storey extension to form a larger kitchen and dining room area.

Applicant: Mr Steve Haskell

Site Visit Date: 15/09/22

Submitted Documents/Plans

Site Location Plan
Existing Block/Site Plan
Proposed Block/Site Plan
MAD-446-06 - Existing and Proposed Floor Plans and Elevations

Relevant Planning History

N/A

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

Consultees

N/A

Neighbouring properties

3no. surrounding properties were consulted and no comments were received. The overall consultation period expired on 23 August 2022.

Officer's Analysis

Description of Site

This application relates to a dwellinghouse located in a corner plot. Its front façade is largely obscured by the dwellinghouse attached to the east and so the visibility of this dwellinghouse from the public perspective is limited to a door and window above. The visibility of this dwellinghouse is reduced further by the approximate 45m set back from the highway, the lower ground level from the highway and the planting located along the highway. This is except for those occupying the block of terraces which this dwellinghouse forms part of the dwellinghouse.

Proposal

This application seeks planning consent to erect a single storey rear extension. Externally, the addition would use brick and block to the walls, a pitched tile roof, double glazed upvc windows and doors.

Summary Information:

	Proposed Extension (m)
Max height	4.2
Max eaves height	2.3
Max Width	7.5
Max Depth	10.2
Projection beyond rear	3.5
Projection beyond side	3.5

Principle of Development

This application is located in an urban residential area, where alterations and extensions to residential buildings are generally acceptable in principle.

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

This application is located in an established residential area without additional protections to the character of the area. The proposed development would be located to the rear, at single storey level and, so would not be visible from the front. Therefore, the impact on the character of the area would be limited. However, this would be fully assessed based on the scale, design and resultant loss of external space.

The proposed extension is a wraparound, 'L' shape addition which would project by 3.5m to both the rear (west) elevation and the side (north) elevations. The addition would be single storey in height and would overall, not be overbearing to the existing dwellinghouse in terms of scale.

The proposed design features such as a pitched sloping roof, the scale and number of openings and rooflights and the materials which would reflect the existing dwellinghouse, would be appropriate in this context.

Amenity of Future Occupiers

The proposed internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Post development the garden will result in sufficient amenity space, larger than nearby neighbours, given its corner location and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

There are two residential dwellinghouses directly adjoining this property. 204 Mackenzie Way to the east and 200 Mackenzie Way to the South.

204 Mackenzie Way

There is currently a rear projection immediately adjoining 204 Mackenzie Way of 3.6m height and 2m depth. There is also an attached outbuilding in the rear garden. The proposed addition would retain this depth at the immediate boundary with an increased height to 3.8m. This extension would increase in depth to 3.5m at a distance of 2.7m from the boundary using a stepped footprint. Considering the stepped nature of the additions, the position and single storey height, in this instance the extensions would likely not result in a significantly overbearing scale or overshadowing on this neighbour's property.

There would be no new openings to the eastern elevation and so there is no potential for increased overlook.

200 Mackenzie Way

The existing building line of this neighbour and the subject dwellinghouse are inline. There is close boarded fencing at the shared boundary. The proposal would create a 3.5m projection beyond the shared building line, 4.7m from the shared boundary. Given the substantial distance from the boundary, the low scale single storey nature of the projection and its minor increase in depth, it would not likely overbear or overshadow this neighbour significantly.

Sliding folding doors are proposed to the south elevation facing this neighbour's plot. However, at single

storey level this would be obscured by the boundary fencing and would not result in any significant increased direct overlook.

No neighbour representations have been received.

Highways and Parking

There are no highway or parking issues with this application.

Conclusion

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

Recommendation

Permission

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

Case Officer:	Lisa Williams (for Ethan)	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th September 2022	Dated:	15 September 2022