

Delegated Report

Householder Planning Application

Planning Application No: 20221215

Location: 47 Woodfield Avenue Gravesend Kent DA11 7QQ

Description: Demolition of the existing single storey rear conservatory and construction of a replacement single storey rear extension and associated external and internal alterations.

Applicant: Ms Liz Williams, Terrapin Investments Ltd

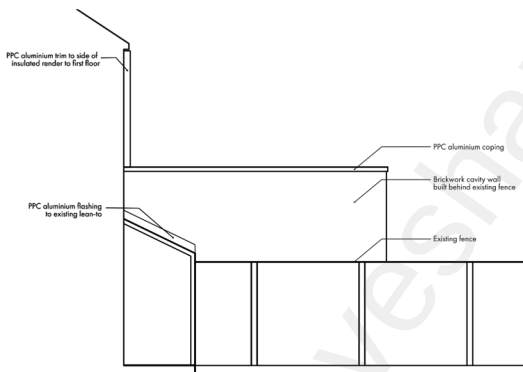
Site Visit Date: 08.12.22

Preliminary Matters

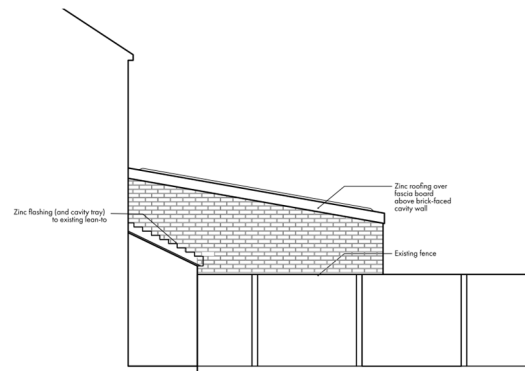
It was noted when undertaking the site visit on 08.12.22 that the existing conservatory had already been removed. This does not affect the determination of this application.

The agent was contacted on 15.12.22 in order to give the opportunity to amend the plans to reduce the height of the extension. A response was received on 19.12.22 with revised proposed plans.

Superseded Plan



Revised Plan



Submitted Documents/Plans

Application Form;
Supplementary Information – Photo of Front Elevation;
Supplementary Information – 49-51 Rear Elevation Pictures;
Supplementary Information – Rear Elevations Picture;
Supplementary Information – 45 Rear Elevation Picture;
Supplementary Information – Email from agent confirming roof colour will be grey (received on 19.12.22);
Drawing No. 013-MCH-DR-A-0010 - Block Plan – Existing;
Drawing No. 013-MCH-DR-A-0011 - Block Plan – Proposed;
Drawing No. 013-MCH-DR-A-0110 – Ground Floor Plan – Existing;
Drawing No. 013-MCH-DR-A-0111 – First Floor Plan – Existing;

Drawing No. 013-MCH-DR-A-0112 – Roof Plan – Existing;
 Drawing No. 013-MCH-DR-A-0120 – Rear Elevation – Existing;
 Drawing No. 013-MCH-DR-A-0121 – North Elevation – Existing;
 Drawing No. 013-MCH-DR-A-0122 – South Elevation – Existing;
 Drawing No. 013-MCH-DR-A-0001_ - P02 – Site Location Plan ;
 Drawing No. 013-MCH-DR-A-0123 – Section AA;
 Drawing No. 013-MCH-DR-A-0210 P03 – REVISED Ground Floor Plan – Proposed;
 Drawing No. 013-MCH-DR-A-0211 P03 – REVISED First Floor Plan – Proposed;
 Drawing No. 013-MCH-DR-A-0212 P02 – REVISED Roof Plan – Proposed;
 Drawing No. 013-MCH-DR-A-0220 P02 – REVISED West (Rear) Elevation – Proposed;
 Drawing No. 013-MCH-DR-A-0221 P02 – REVISED North (Side) Elevation – Proposed;
 Drawing No. 013-MCH-DR-A-0222 P02– REVISED South (Side) Elevation – Proposed; and
 Drawing No. 013-MCH-DR-A-0223 P03 – REVISED Section AA – Proposed.

Superseded Plans

~~Drawing No. 013-MCH-DR-A-0210 – Ground Floor Plan – Proposed;~~
~~Drawing No. 013-MCH-DR-A-0211_P02 – First Floor Plan – Proposed;~~
~~Drawing No. 013-MCH-DR-A-0212 – Roof Plan – Proposed;~~
~~Drawing No. 013-MCH-DR-A-0220 – Rear Elevation – Proposed;~~
~~Drawing No. 013-MCH-DR-A-0221 – North Elevation – Proposed;~~
~~Drawing No. 013-MCH-DR-A-0222 – South elevation – Proposed; and~~
~~Drawing No. 013-MCH-DR-A-0223 – Section AA – Proposed.~~

Plan Note

The plans have two stated scales on the drawings but measure electronically at A3. Therefore, the application will be assessed as such. Furthermore, the thick red line is too thick on the Site Location Plan and the block plan is considered to represent the site boundary more accurately. As such there is sufficient information to assess the application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220416	Single storey rear extension with a depth of 4.60 metres, maximum height of 3.60 metres and eaves height of 3.60 metres.	Prior Approval is Required and Refused	19.05.2022

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 (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;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The overall consultation period expired 07.12.22.

Officer's Analysis

47 Woodfield Avenue is a two storey mid-terraced property located to the west of the highway.



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

Design, Character and Appearance

The extension will create space for a kitchen/family room, a utility room and cloakroom and will have the following dimensions:

- Eaves Height 2.75
- Height 3.60m (not including roof light)
- Width 5.87m
- Depth 4.60m

Although the extension is fairly substantial, a similar development could be constructed under a Permitted Development Larger Homes application and as such, it is considered acceptable. Furthermore, the revised design is an improvement on the original plans and the extension is considered to be subservient to the main dwelling.

The extension will have a grey zinc pitched roof, red brick walls and grey aluminium patio doors. Additionally, the application form indicates the existing pebble dash render on the rear elevation at first floor level will be rendered white to match neighbouring properties. The red brick will not match the material of the main house, 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 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The plans indicate that the extension is to be used as a kitchen/family room and will be approximately 21.61sqm, which is above the recommended space for a kitchen/diner as per Gravesham's Residential Layout Guidelines (RLG) (2020.) The first floor plans indicate there will be layout changes to incorporate a separate shower room and WC, and these room sizes are also considered acceptable. Furthermore, the private garden area post development will be approximately 70.15 sqm and the depth will be 11.32m which exceeds the RLG (2020) requirements.

As such, the proposal is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses have been received for this application.

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

Considering the extension is to be single storey with a pitched roof, it is deemed that there will not be a detrimental loss of light. In addition, 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 with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

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.

Historic Landfill

The site is within the Woodfield Avenue Historic Landfill Site and as such, the decision will be subject to a condition relating to a watching brief.

Groundwater Protection Zone

The site is located within a Zone 2 Groundwater Source Protection Zone, however the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion & Recommendation

The proposed single storey rear extension is fairly substantial, however similar could be constructed under a permitted development larger homes application. It will be constructed using acceptable materials and is subservient to the main dwelling. 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 / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19 th December 2022	Dated:	19th December 2022