

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20230421

**Location:** 85 Chalk Road Gravesend Kent DA12 4UT

**Description:** Erection of a single storey rear extension.

**Applicant:** Mr Jason Bloomfield

**Site Visit Date:** 04.05.23

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### Submitted Documents/Plans

Application Form;  
Site Location Plan (received on 25.04.23);  
Block Plan as Existing (received on 25.04.23);  
Block Plan as Proposed (received on 25.04.23);  
Drawing No. 23/02/03 – 01 – Floor Plans as Existing and Proposed; and  
Drawing No. 23/02/03 – 02 – Elevations as Existing and Proposed.

### Relevant Planning History

No relevant history, however another application for the erection of an outbuilding to be used as a workshop/shed/summerhouse and garden room (application reference number 20230422) is pending consideration as of 09.06.23.

### 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)

- 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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

### **Consultations, Publicity and Representations**

#### Consultees

##### Local Ward Councillors

No Comments.

##### Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 04.05.23 and two representations were received. The overall consultation period expired on 26.05.23.

1 comment was in support of the application and 1 comment neither objected or supported the planning application, (no objection to proposal).

The comments included the following:

- concern about contractor vehicles or materials blocking the adjacent access (other than for necessary deliveries)
- Increasing the size of living space, increases quality of life
- Plans are reasonable and the development will not cause any harm to any neighbours
- There are larger extensions on the street

Neighbouring amenity will be assessed within the report below, the rest of the above are not material planning considerations for this application.

### **Officer's Analysis**

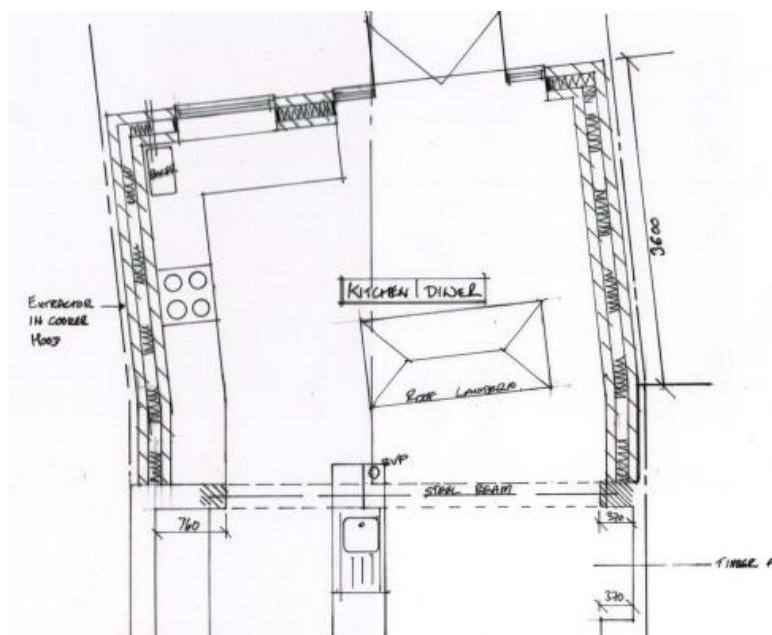
85 chalk road is a two storey, end terraced property located north east of the highway. There is a shared access located directly adjacent to the site which provides rear access for neighbouring properties along Chalk Road and Havisham Road as well as access to respective garages.



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

### Proposed Development

The extension would create space for internal alterations to facilitate an enlarged kitchen/dining area and new WC. The extension would not be conventional in shape as it would follow the line of the shared boundary;



as such the depth and width dimensions below indicate the maximum measurement:

- Height 3.22m (including roof lantern)
- Depth 4.70m
- Width 5.56m

### Design, Character and Appearance

The extension would have a flat roof and would be constructed using appropriate external materials including blockwork and render with PVC windows and doors to match the existing dwelling. This can be

secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would be fairly deep and would span the width of the dwelling, but would be modest in height. Overall, the development is considered subservient to the existing dwelling. The windows and door would align quite nicely with the first floor window, although it is noted that the roof lantern would be at an unusual angle due to the shape of the extension. However, the overall design is acceptable. The extension would not impact the character and appearance of the street scene, as although it would be visible from the shared access road, it would not be highly visible from the public vantage point.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

#### Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with the requirements. The RLG (2020) also sets out expected room sizes. The WC falls slightly short of the 1.60sqm requirement at 1.52sqm, however the kitchen/diner conforms to the guidance. The development layout changes for this proposal results in an internal WC that does not have windows. It is preferable for bathrooms/WC's to include external windows, however this is the applicants choice. On balance, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

#### Neighbouring Amenity

Two neighbour responses were received as a result of the proposal, and impact on neighbouring amenity will be assessed below.

The extension is single storey, modest in height with no fenestration proposed in the flank elevations. As such it would not detrimentally impact neighbouring amenity in terms of loss of light, outlook and privacy, and would not cause a sense of enclosure. In addition, there is an existing extension set away from the shared boundary at number 87.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

#### Highways and Parking

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

#### Any Other Material Planning Considerations

### **Conclusion**

The proposed single storey rear extension will be constructed using acceptable materials and 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)

|                      |                           |                     |                                  |
|----------------------|---------------------------|---------------------|----------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin           | <b>Team Leader:</b> | <b>Richard Hart</b>              |
| <b>Signed:</b>       | L Hankin                  | <b>Signed:</b>      | <i>R Hart</i>                    |
| <b>Dated:</b>        | 9 <sup>th</sup> June 2023 | <b>Dated:</b>       | <b>13<sup>th</sup> June 2023</b> |