



Delegated Report

Householder Planning Application

Planning Application No: 20230369

Location: 71 Medhurst Crescent Gravesend Kent DA12 4HJ

Description: Erection of single storey rear extension.

Applicant: Mr A Hall

Site Visit Date: 28th April 2023

Submitted Documents/Plans

- Application Form
- Drawing No: S06 (Proposed Block Plan)
- Drawing No: S05 (Site Location Map and Existing Block Plan)
- Drawing No: S07 (Existing Plans)
- Drawing No: S08 (Proposed Plans, Elevations and Section AA)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230368	Erection of loft conversion with velux roof lights in the front elevation and Juliet balcony in the rear dormer.	Pending consideration at time of writing this report.	
19790062	Erection of a front porch	Permitted	22.03.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

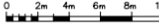
Neighbouring properties

The application was advertised by way of letters to five surrounding properties and by a site notice. The consultation period expired on 26th May 2023 and no comments were received.

Analysis

Procedural Matters

It is noted that the proposed block plan shows a scale of 1:100 however the scale bar shows a scale of 1:200 which is the correct scale.

 Scale 1:200			
P1	ISSUED TO PLANNING	XL04.23	MC
Rev		Date	By
 Structural & Architectural Solutions 9A THE PINNACLE - 160 HIGH ROAD - CHADWELL HEATH RM6 6PN 07940121222			
Job Title 71 Medhurst Crescent Gravesend DA12 4HJ			
Drawing Title Proposed Block Plan			
Scale 1:100 @ A1	Date		
Job No. 51-1000-989	Dwg No. S06	Rev P1	

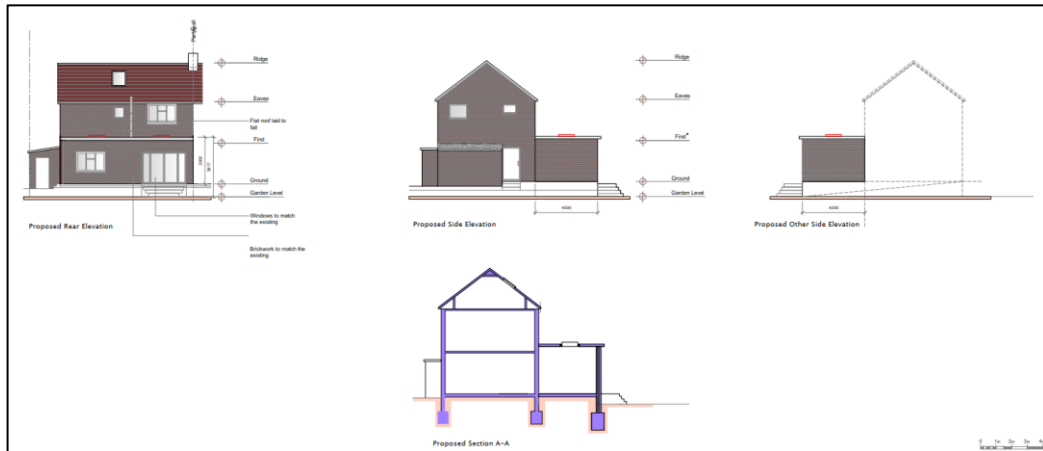
Proposal

The proposal seeks the erection of single storey rear extension including steps in the rear elevation and associated works.

The proposed extension will project 4m from the rear elevation and will span full width of the host dwelling with an overall height of 3.8m from the natural external garden level. The extension will be finished with a

flat roof and include two roof lights and a window and door in the rear elevation to serve a kitchen area.

There will be steps leading down from the double doors into the garden as the host dwelling's internal floor level is higher than the external ground level.



Character and Appearance

The application site is a two storey semi detached house in use as a single-family dwelling. There is a front porch which was granted planning consent circa 1979. There is also a single storey side extension which has no planning history, however it may have been constructed under permitted development rules. The rear of the property has an external patio level with steps leading down to the natural garden level as the garden slopes away from the main dwelling.



The proposed extension is large in comparison to the host dwelling which has an internal depth of some 6.2m. However the planning authority must take a balanced approach to determine whether the scale of development in this instance warrants a justified refusal which can be sustained at appeal level.

There is some weight afforded to potential permitted development routes, however owing to the need of changes required to land levels to facilitate development it may be that permitted development routes cannot be explored. Due to the rearward location of the extension, it would not be visible from a public vantage point and is therefore unlikely to harm the wider street scene. There are other rear conservatories within the vicinity as well as some single storey rear extensions and so the proposed is not an out of character addition. On balance, the Local Planning Authority is of the opinion that the extension is not so inappropriate that a refusal is justified in this instance.

The extension is appropriately designed and does not exceed the width of the host dwelling, is will also be constructed using materials to match the host dwelling. The proposal is therefore considered to be

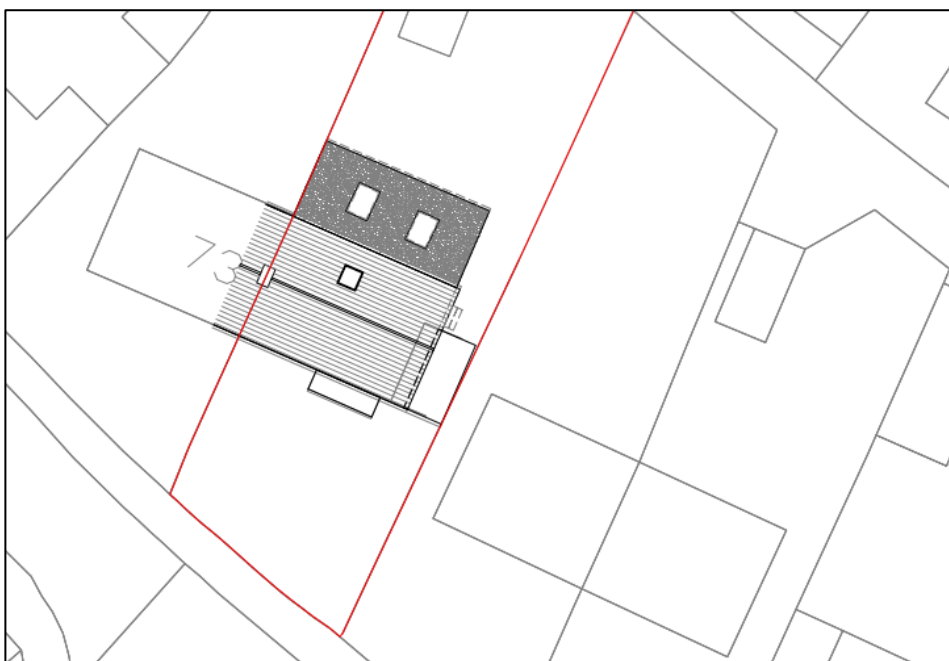
compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

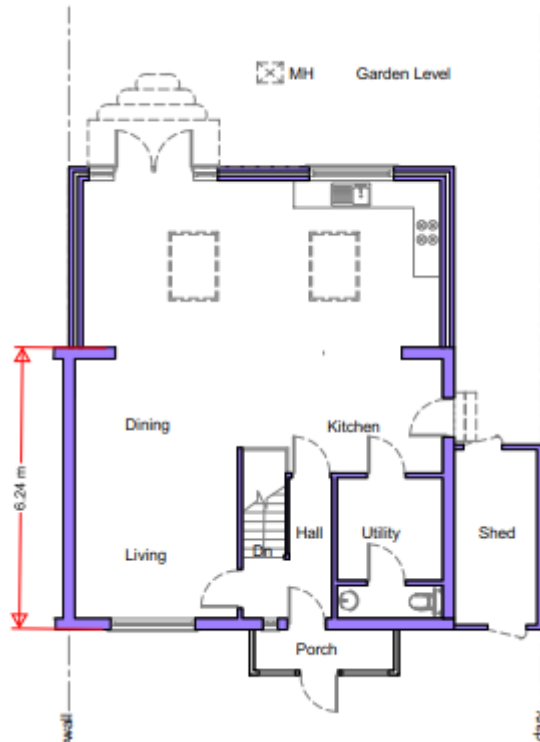
Post development there will be a garden area of approx. 111sqm which is acceptable for a property of this size and so the proposal is compliant with the requirements of SPG2 Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposed development is not considered to harm the amenity of the neighbouring property known as No.69 Medhurst Crescent due to the orientation of the properties. No 71 is set behind this property and there is a gap between the two and so there would not be any impact in terms of light or outlook. In terms of privacy there is no proposed window in the flank elevation, however a condition will be imposed that no form of opening can be created in any flank elevation without prior consent from the local planning authority.



Due to the path of the sun the proposed extension will not harm light levels to the adjoining property known as No.73 Medhurst Crescent. This property has an existing rear conservatory. In terms of outlook the extension is set on higher ground which contributes to its height; however, the height is not excessive to the point that outlook would be considerably harmed. The proposed steps from the extension could also be considered as a viewing platform, however, there have been no objections relating to this, also the steps are required to allow for access into the garden. The proposed platform will only exist outside the double doors, and this would not likely be used as a storage area as the doors would impede its use as this.



On balance the proposal is considered to adequately safeguard the amenities of existing occupiers and so the proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12th June 2023	Dated:	13 June 2023