

Delegated Report

Householder Planning Application

Planning Application No: 20241093

Location: 5 Livingstone Road Gravesend Kent DA12 5DW

Description: Erection of a two storey side extension.

Applicant: Mr Sekret Tafhasaj

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 09/08/2024;
Site Location Plan;
Site Location Plan – Proposed;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number A102 (Elevations and Floor Plans – Proposed); and
Drawing Number A101 (Elevations and Floor Plan and Roof Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240736	Erection of a two storey side and single storey rear extension.	Refused	16.10.2024
20240648	Erection of a single storey rear extension and side entrance porch.	Permitted	04.09.2024

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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 Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

3 surrounding properties were consulted and a site notice was displayed on 10th December 2024. No responses were received and the consultation period ended on 3rd January 2025.

Preliminary Matters

Previous application 20240736 for 'Erection of a two storey side and single storey rear extension.' was refused for the following reasons:

1. *The two storey side extension is not considered to be subservient to the existing dwelling and is therefore detrimental to the host dwelling and the wider street scene and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).*
2. *The proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.*

The current application looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

5 Livingstone Road is a semi-detached dwellinghouse located on the Eastern side of the highway.



The application proposes the erection of a two storey side extension.

The proposed two storey side extension will have a pitched roof at a maximum height of 6.74m which will be stepped down from the original roof line of the host dwelling by 0.23m. It will have an eaves height of 4.74m, will be 5.2m in length and project from the flank elevation by 1.87m. The extension will be set back from the front elevation by 0.33m.

The extension will create space for a larger entrance hall and WC to the ground floor and an additional bedroom and larger bathroom to the first floor. There will be 2no windows to the ground floor flank elevation serving the hallway and WC. There will be a window to the first floor front elevation serving the bathroom and one to the rear serving the bedroom. The extension will reposition the front entrance door from the flank elevation to the front elevation and will be constructed with a rendered finish and tiled roof to match the existing dwelling.

The previous application was refused as the proposed roof to the two storey side extension was not set down from the original roof of the host dwelling and as such could not be considered to be subservient. The current application has introduced a set down of 0.23m from the host roof and as such is considered to have overcome the previous reason for refusal.

As such, the application is in accordance with 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) (2024).

Amenity of Future Occupiers

The previous application introduced a fourth bedroom to the property and resultantly there was insufficient post development amenity space.

The current application has reconfigured the internal layout which now proposes a three bedroom property.

Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m².

Post development, the garden would have an area of approx. 60.56m² and a depth ranging from 7.51m to 3.41m. Whilst the minimum depth is slightly below the current guidelines, it is considered to be minimal and as such it would be unreasonable to refuse the application on this basis alone.

As such, by way of the removal of the proposed fourth bedroom, the post development amenity area is considered to be in accordance with the current guidelines and the application has therefore overcome the previous reasons for refusal.

The proposal is therefore in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application proposes 2no windows to the flank elevations of the side extension, fronting neighbouring property known as 3 Livingstone Road. The windows will serve the newly formed extended entrance hall and WC, both of which are not considered to be habitable rooms. Furthermore, the existing boundary treatment would further protect the privacy of the neighbouring property.

The application also introduces a window to the first floor rear elevation serving a bedroom, however this is not considered to have a further impact on neighbouring privacy than the existing habitable windows at first floor level.

As such there are no concerns with the impact on neighbouring privacy.

There is a window to the first floor flank elevation of neighbouring property known as 3 Livingstone Road, however this window serves the hallway which is not considered to be a habitable room and therefore the development will not have a detrimental impact on the amenity of neighbouring properties in terms of, outlook and is unlikely to affect any light received.

No neighbour representations have been received.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Parking and Highways

The application increases the number of bedrooms at the property from two to three.

Whilst there is currently no provision for off road parking at the property, the site is located in a sustainable urban location with close proximity to shops and public transport.

As such, there are no parking concerns in relation to the application.

Therefore, there are no highways issues related to this application.

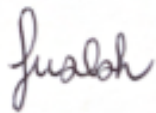
Conclusion

By virtue of the set down from the original roof and the removal of the fourth bedroom, the application is considered to have overcome the previous issues and as such is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	14th January 2025	Dated:	14 January 2025