



Delegated Report

Householder Planning Application

Planning Application No: 20240977

Location: 11 Imperial Drive Gravesend Kent DA12 4LL

Description: Erection of a two storey front extension with alterations to fenestration.

Applicant: Mrs K. Seager

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: 23/01/02 (03) (Existing Plans and Elevations)
- Drawing No: 23/01/02 (04) (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20200398	Construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	Permitted	18.06.2020
19760063	Erection of a single storey extension at rear to form playroom study	Permitted	16.02.1976

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 06.12.2024 and no comments were received.

Analysis

Proposal

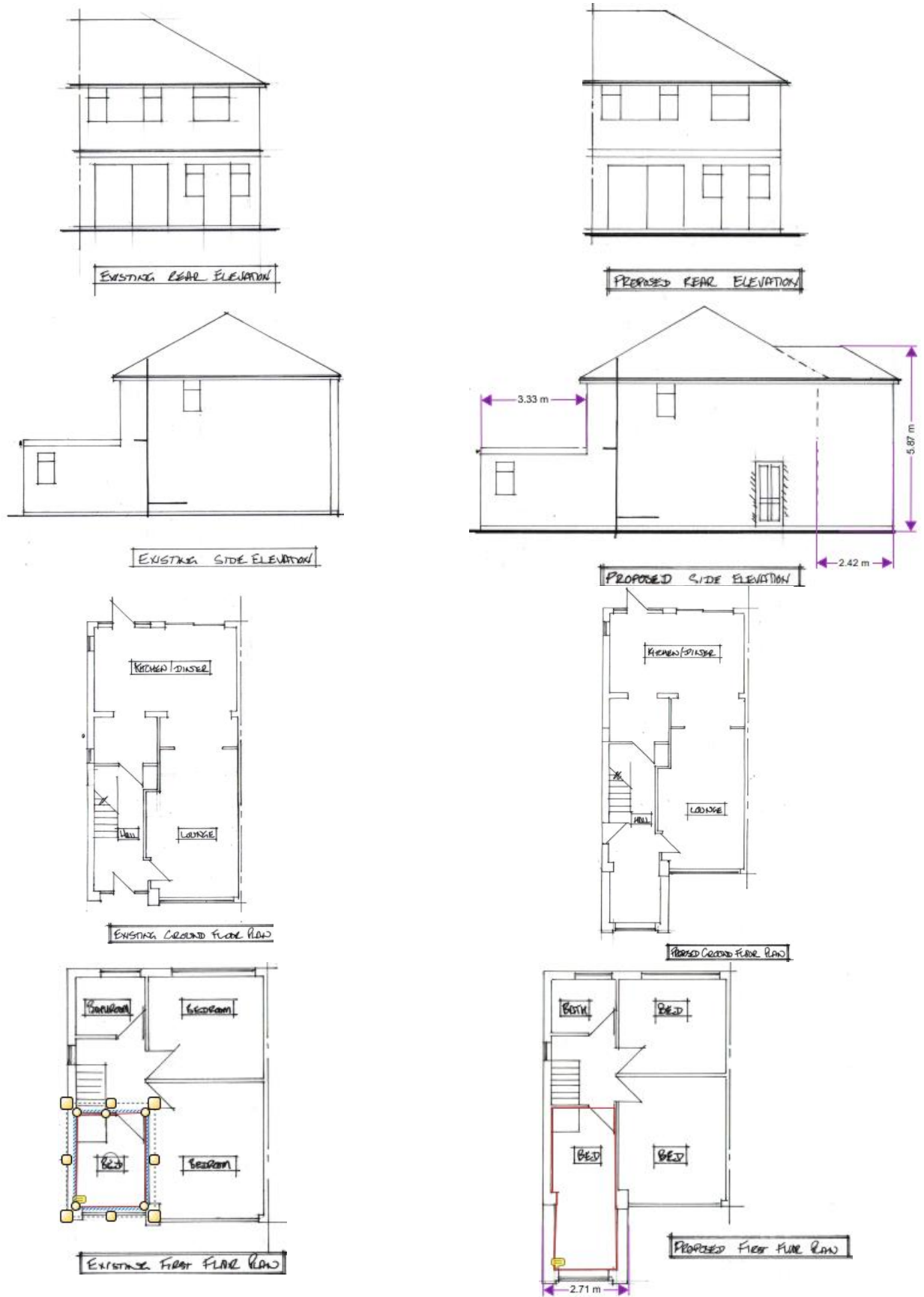
The proposal seeks to erect a two storey front extension with alterations to the fenestration.

Existing



Proposed

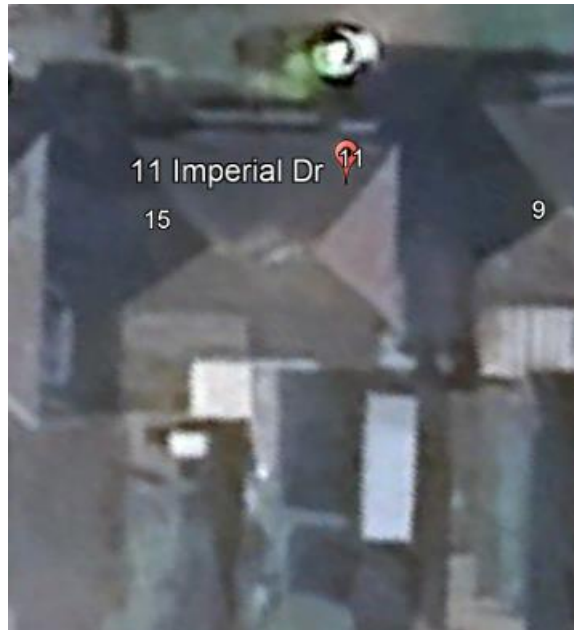




Background

The application site has been previously extended by way of a single storey rear extension which was permitted under reference 19760063. There is also a lapsed planning consent Ref 20200398 for the

erection of a rear dormer and hip to gable enlargement which does not appear to have ever been built, however given that there is a three year time period for works to commence this application is now void and a fresh proposal would be required for such works.



Site image from google earth shows site as of March 2024.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The site is situated within the urban estate of Riverview Park where there are a number of examples of two storey front extensions. The below image retrieved from google earth shows that there are 4 such extensions within close proximity of the application property and as such the proposal would not constitute an out of character addition to the area.



The proposed extension is set below the main ridge of the dwelling and will be constructed using materials to match the existing house. The extension is of an appropriate scale and is not visually obtrusive.

The alterations to the fenestration could be carried out without planning permission, in this instance the entrance door to the property will be relocated to the side of the house, this is not an uncommon arrangement in this area.

The proposed development complies with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed development will not result in an increase to the number of bedrooms and so there is no concern in terms of resultant amenity space. The proposal will increase the size of the existing third bedroom which falls well below the minimum standards, the proposal will increase the size of the room and bring it in line with the Nationally Described Space Standards 2015.

It is also noted that the proposal will impact outlook to the main bedroom at 11 Imperial Drive however on balance this is not considered to warrant a refusal as on balance it will provide occupants with a bedroom which complies with space requirements.

The proposed development adequately safeguards occupant's amenity in line with the requirements of CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed development due to its siting will not impact neighbouring amenity, however, to ensure the privacy of neighbours is protected a condition will be imposed to ensure no openings are created in the flank elevations of the extension hereby permitted.

The proposal safeguards neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014.

Parking and Highways

There will be sufficient parking provision post development to meet the needs of the development and so the proposal is compliant with SPG4 – KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14/01/2025	Dated:	15th January 2024