



Delegated Report

Householder Planning Application

Planning Application No: 20230335

Location: 47 Nursery Grove Gravesend Kent DA11 7BB

Description: Erection of a single storey rear extension

Applicant: Mr Jarmalavicius

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/04/2023;
OS Plan – Received 04/04/2023;
Block Plan – Existing – Received 04/04/2023;
Block Plan – Proposed – Received 04/04/2023;
Elevations – Existing – Received 04/04/2023;
Elevations – Proposed – Received 04/04/2023;
Floor Plans – Existing – Received 04/04/2023 and
Floor Plans – Proposed – Received 04/04/2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221297	Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion	Refused	31.01.2023
20221181	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion.	Certificate Refused	25.11.2022
20070516	Details pursuant to outline planning permission reference no. GR/2004/814 relating to the siting, design, external appearance and landscaping for phases 2 and 3 of the development for a total of 134 residential units and comprising the erection of 16 detached two storey two, four and five bedroom dwellings some with detached or attached double garages; 5 pairs of two storey semi-detached two and three bedroom dwellings; 5 two storey terraces totalling 25 two bedroom dwellings and a two storey terrace of 5 two bedroom and 2 three bedroom dwellings; a semi-circular three storey terrace of 11 three bedroom dwellings with studies; a semi-circular three storey terrace of 5 three bedroom	Permitted	10.10.2007

	dwellings with studies and 8 two bedroom and 4 one bedroom self-contained flats; a three storey terrace of 12 two and three bedroom self-contained flats; 2 three storey buildings to provide a total of 18 two bedroom and 6 one bedroom self-contained flats; erection of a part three storey and part two storey building to provide 9 two bedroom and 3 one bedroom self-contained flats; formation of associated estate roads and laying out of associated car parking spaces; erection of a single storey building for sports changing facilities, provision of multi-use games area (MUGA) and laying out of associated car parking		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

13 surrounding properties were consulted and a site notice was displayed on 11th April 2023. No responses were received and the consultation period ended on 5th May 2023.

Preliminary Matters

A previous application was submitted for the erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion under application 20221297. The application was refused on the below grounds:

The proposed dormer is large, bulky, and overwhelms the roof slope and the dormer will be an incongruous addition that is not in keeping with the design for the character of the dwelling or wider area. As such, the development is contrary to Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

The proposed development fails to safeguard the amenity of future occupiers with a substandard room size and a garden area that fails to comply with Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

A Lawful Development Certificate for the erection of single storey rear extension and construction of dormer extension in the rear roof slope and loft conversion (20221181) was refused due to permitted development rights being removed as below:

Application 20070516 details the following condition:

3. Notwithstanding the provisions of Article 3 of and Part 1 Classes A, B, C and D of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any provisions equivalent to those classes in any order revoking and re-enacting that order, no enlargement, improvement or other alteration of the dwellings hereby permitted within phases 2 and 3 of the development, including an addition or alteration to the roof or the construction of a porch outside any external door shall be carried out without the prior written permission of the Local Planning Authority having first been obtained.

The reason for this condition is:

3. In the view of the restricted size of many of the plots on this estate and in order to maintain a good standard of design to ensure the proper planning of the area

Officer's Analysis

Design, Character and Appearance

47 Nursery Grove is a two-storey terraced dwelling house located on the northern side of the highway. The property is located within a residential area formed of a varied mix of dwellinghouses and flats.



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

The proposal for single storey rear extension will have a pitched roof at a height of 3.55m. It will extend beyond the rear wall by 3m and have a width of 4.53m.

The extension will create space for a newly formed lounge area. There will be two roof lights and bifold doors leading to the rear garden. The materials proposed will match the brick and tile of the existing dwellinghouse.

The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene. Therefore, the rear extension 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) (2021).

The proposed rear dormer from previous application 20221297 has been removed from the current proposal. As such, the application has overcome the design issues raised and is therefore 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) (2021).

Overall, the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials to match existing (enforced through planning condition) and will have no impact on the street scene. Therefore, the rear extension 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) (2021).

Amenity of Future Occupiers

The current application does not include the previously proposed rear dormer and as such no longer looks to increase the number of bedrooms at the property from two to three. Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) state that the garden space for a two-bedroom property should have a minimum area of 37.2m² and depth of 7.6m.

The garden, post-development of rear extension, will have a depth of 8.52m, meeting the recommendation. The area, post development, will be 34.82m², which is slightly below the recommended guidelines.

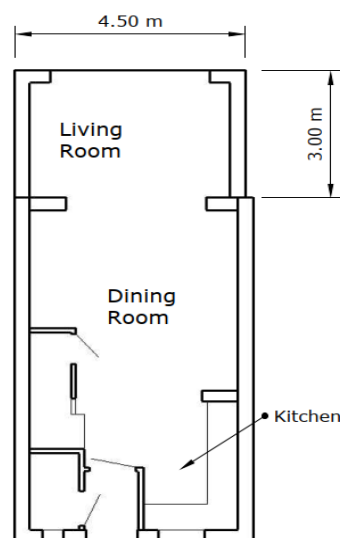


However, the recommended garden area within Gravesham's RLG acts as a guideline only and therefore, as the proposal is only minimally below this, it would be unreasonable to refuse the application for this reason.

Therefore, the resubmission has over come the issues from the previous application in terms of substandard amenity space for future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The internal floor area of the proposed living room within the rear extension is approximately 11.2 sqm which is under the 13.2 sqm recommendation set out by Gravesham's RLG (2020) and also the Technical Housing Standards – nationally described space standard (2015.) However, as shown in the floor plans provided, the living room is an extension of the open plan ground floor area and therefore is considered to be sufficient and it would be unreasonable to refuse the application on these grounds alone.

Ground Floor Plan



Overall, the application has overcome the issues with the previous application in terms of substandard amenity space and room sizes and is therefore considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed rear extension is not excessive in size and does not introduce any windows to flank elevations and there are no neighbouring properties to the rear. Therefore, the proposal will have no detrimental impact in terms of privacy, loss of light or outlook to neighbouring properties.

Therefore, the proposed works are considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Conclusion

The application has been fully considered and it 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 have 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 / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	22nd May 2023	Dated:	22nd May 2023