

Delegated Report

Householder Planning Application

Planning Application No: 20230467

Location: 109 Cirrus Crescent Gravesend Kent DA12 4QR

Description: Erection of a single storey side and rear wraparound extension to provide porch, shower room and kitchen extension.

Applicant: Mr Ron Yearley

Site Visit Date: 19th July 2023

Submitted Documents/Plans

Planning Application Form;
Signed Certificate C;
2081 Location Plan;
2081 Block Plan;
2081 Existing & Proposed Plans;
2081 Existing Elevations; and
2081 Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211197	Erection of single storey front, side and rear extensions.	Refused	22.12.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS19 – Design and Development Principles

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

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring Properties

The application has been advertised by site notice, Certificate C press notice by the applicant and individual neighbour letters to 2 properties with a consultation expiry date of 11th August 2023. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

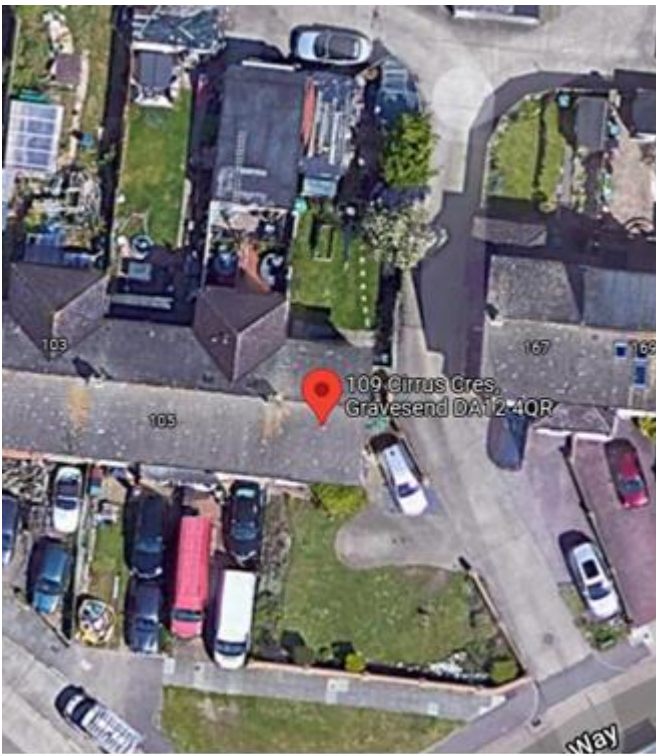
This application seeks permission for the construction of a single storey side and rear wraparound extension to provide porch, shower room and kitchen extension. The side extension would project approx. 1.35m from the existing side elevation, have a total length of 10.57m, 2.31m in height to the eaves with a pitch roof. The rear extension would project 3.01m from the existing rear elevation, 7m in total width and 2.31m in height to the eaves with a pitch roof that would have a maximum height of 3.45m as it joins the existing rear elevation.

The proposal would result in the creation of a porch, shower room and new kitchen and dining room.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design terrace houses within the immediate street scene. The application property is an end terrace that benefits from a wider plot and a generous laid to lawn front garden set behind a boundary wall. There is a large detached outbuilding to the rear and parking for 1 car. Parking for two cars can be accommodated to the front with a shared access adjacent to the property that accesses a garage en-bloc arrangement to the rear.



The proposal would be similar to that of the adjacent property to the east, No. 167 Marling Way, with the difference of the side element being set back from the principle front elevation. The rear extension would have a modest projection to the rear. The pitch roof design of the wraparound extension would respect the host property and would be similar to that of the adjacent property and to similar developments within the local area.

Overall, it is considered that the proposal with modest side and rear projections with pitch roof, would respect the host property in terms of scale and design and would not detract front the wider streetscene.

The proposal is considered to be an acceptable addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling or wider area, in accordance with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

In terms of impact on the adjacent properties, due to the proximity of habitable room windows, it is not considered that the proposal would result in a loss of outlook or overshadowing to the adjoining dwelling which benefits from a two storey rear extension.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in any additional bedrooms and as such the parking need would not alter. The area to the side which is currently used for parking would be lost, however there is ample room to the front to mitigate this. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conclusion

For the reasons laid out above, the proposed side and rear (wraparound) extension would be an acceptable addition to the property in terms of scale and design, with no amenity or highways impact.

The development would therefore accord with local and national planning policy.

Recommendation:

Permission.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	
----------------------	------------------	---------------------	--

Signed:	<i>A Grout</i>	Signed:	
Dated:	14 th August 2023	Dated:	