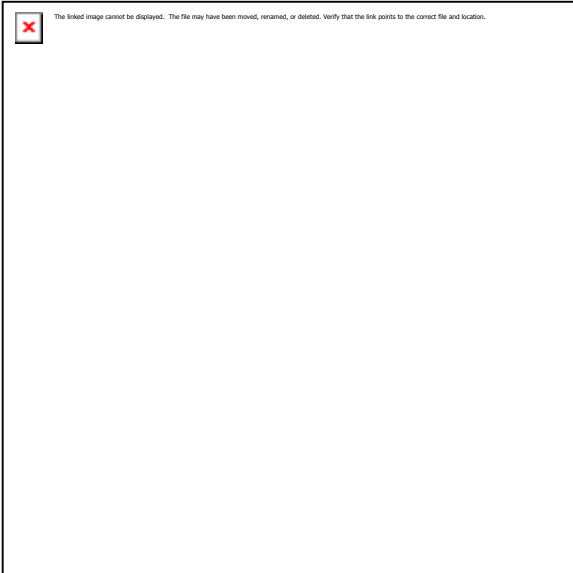




Delegated Report

Full Planning Application

Planning Application No: 20220822

Location: 9 Whitehill Road Gravesend Kent DA12 5PE

Description: Demolition of existing lean-to outbuilding and erection of a single storey rear extension.

Applicant: Mr Morris

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing 01 (Existing Plans & Elevations)
- Drawing 02 (Proposed Plans and Elevations)
- Drawing 03 (Site Location Map)
- Drawing 04 (Existing/Proposed Block Plans)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

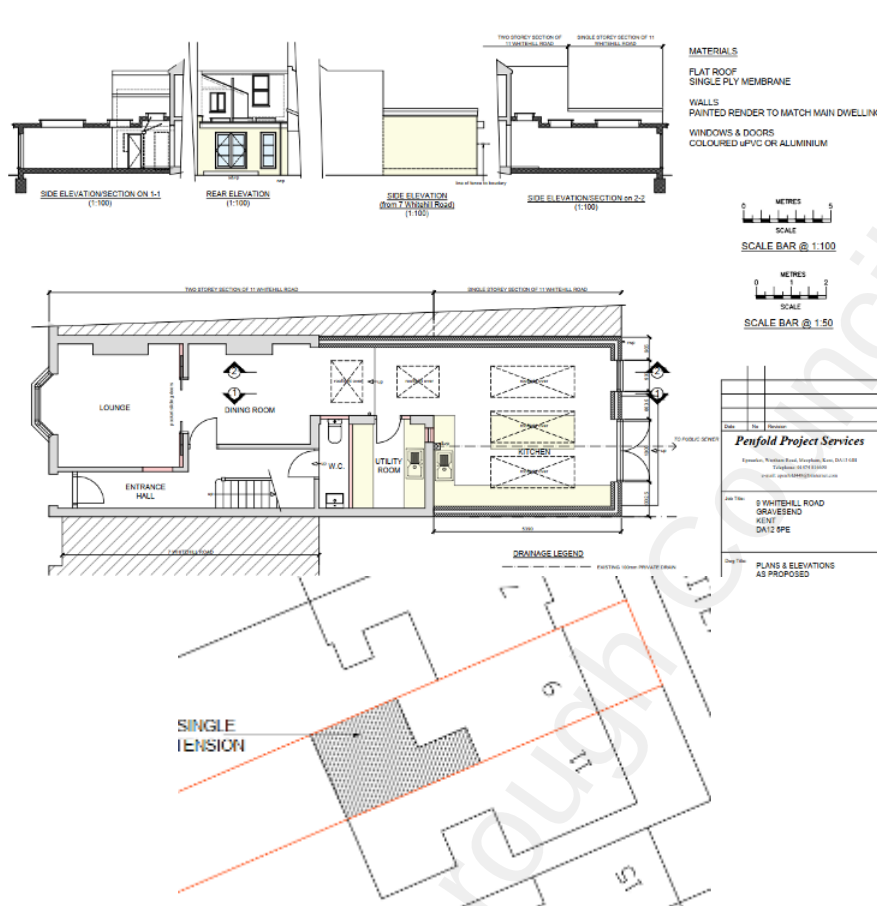
Neighbouring properties

The application was advertised by way of letter to 7 surrounding properties. The consultation period expired on 18th August 2022 and no representations were received however an email concerning a party wall agreement was received, however this does not form a material planning consideration and cannot be considered as part of the decision making process for this application. Furthermore an informative referring to the Party Wall Act will be included in the decision should permission be forthcoming.

Analysis

Proposal

The proposal seeks the demolition of an existing single storey lean to structure and the erection of a single storey rear extension in its place. The rear extension will project approx. 8.7m from the original wall of the main dwelling and 5.3m from the rear wall of the existing outrigger. The extension will span full width and will be finished with a flat roof which will have a maximum height of approx. 3.25m and include 5 roof lights. The extension will accommodate a kitchen diner and include a window and double doors in the rear elevation to allow for access and views into the garden.



Character and Appearance

The application site is a two storey mid terraced house. The proposal seeks to demolish a modest single storey rear extension and erect a replacement extension which will project to the same depth as the neighbouring extension at No. 11 Whitehill Road.

It is noted that this property was historically a semi detached house, however there has been an infill extension erected by the owners of 7 Whitehill Road which has been in place for some time and does not have the benefit of planning permission. As the extension adjoins directly onto the wall of the application site, it has essentially resulted in the property becoming a mid terrace.



Due to the rearward nature of the extension it is not liable to impact the character and appearance of the

street scene. There are also other rear extensions within the vicinity and so the proposal is not deemed an uncommon addition.

In terms of design it is adequately designed and is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Post development the garden will result in sufficient amenity space and so the proposal adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to cause material harm in terms of light and outlook to the property known as No. 7 Whitehill Road due to the modest height of the extension. The privacy of this property is safeguarded as there are no windows proposed in the flank elevation.

The property known of No.11 Whitehill Road already has an extension of the same depth in place and so the proposed is not liable to result in harm in terms of loss of privacy light or outlook.

The proposal therefore adequately safeguards the amenity of neighbouring properties.

Parking and Highways

The proposal will not impact existing parking arrangements.

Conclusion & Recommendation

The proposal has been fully considered and deemed to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29th July 2022	Dated:	12th September 2022