



Delegated Report

Householder Planning Application

Planning Application No: 20211417

Location: 48 Richmond Drive Gravesend Kent DA12 4DJ

Description: Erection of a single storey side extension.

Applicant: Ms Olu Oni

Submitted Documents/Plans

Application form;
Design & Access Statement;
Drawing no.21-34-01 A – Location Plan;
Drawing no.21-34-02 – Site Block & Roof Plan as Existing;
Drawing no.21-34-03 – Site Block & Roof Plan as Proposed;
Drawing no.21-34-04 – Plan & Elevations as Existing; and
Drawing no.21-34-05 – Plan & Elevations as Proposed;

Works have commenced on site (see below photo)



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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC – Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

4 surrounding properties were consulted and no comments received. Consultation period closed on 15.12.2021

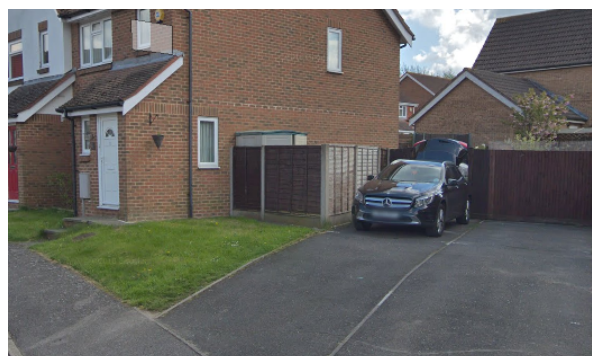
Officer's Analysis

Design, Character and Appearance

The proposal is for a single storey side extension stepped back from the front and rear elevations to provide a workshop. The supporting Design & Access Statement highlights there are similar existing extensions on the same road (see below).



image of side addition elsewhere on Richmond Drive



The proposed development whilst an unusual design will not harm the character and amenity of the existing dwelling or wider street scene. As the workshop has no openings on the front elevation it will still retain the appearance of a front boundary fence.

An appropriate condition will be included to ensure external facing materials are in accordance with the details on the approved plans and implemented within a specific timeframe.

No conflict with local or national planning policy in design terms.

Amenity of Future Occupiers

Sufficient private amenity space (69m²) is retained for future occupiers, no conflict with local or national planning policy.

Neighbouring Amenity

The extension is single storey and adjacent to a car park space. No impact on the amenity of surrounding properties. No conflict with local or national planning policy.

Any Other Material Planning Considerations

The application has been submitted as a 'householder application' and has been determined as such, appropriate conditions restricting the use will be included and if necessary, be dealt with under a separate application.

Conclusion

The application has been fully considered and it is recommended that planning permission be granted. The proposed extension is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	4th January 2022	Dated:	04 January 2021