

Delegated Report

Full Planning Application

Planning Application No: 20220748

Location: Accommodate UK Ltd 163 Windmill Street Gravesend Kent

Description: Erection of a replacement single storey rear extension

Applicant: Mr R Draper, Accommodate - UK Limited

Submitted Documents/Plans

Application Form Dated 06 July 2022;

Drawing no. 1722.WD.01 (Existing proposed Floor Plan and Section);

Drawing no. 1722.WD.02 (Site Location Plan and Existing and Proposed Block Plan); and

Drawing no. 1722.WD.03 (Existing and Proposed Rear Elevations).

Relevant Planning History

Reference	Description	Decision	Decision Date
20210145	Erection of a three storey rear extension to extend the ground floor and upper storey's, with conversion of the first, second and third floor into 2 one-bedroom self-contained flats and one studio flat.	Refused	12.04.2021
20150536	Erection of a three storey rear extension incorporating conversion of the roof space and installation of roof lights on the front roof slope to create 1no. one bedroom self-contained flat and 1no. two bedroom self-contained maisonette.	Refused	10.11.2015

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS08 – Retail, Leisure and the Hierarchy
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Conservation Areas

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
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- King Street Conservation Area (2009); and
- Gravesend Town Centre Conservation Areas (2009).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer – no comment received.

Neighbouring properties

Six surrounding properties were consulted and a site notice was also displayed. The overall consultation period expired on 12 August 2022 and one representation has been received. The comments are summarised below;

- Lack of view; and
- Lack of natural light in the basement.

Officer's Analysis

163 Windmill Street is a three storey mid terrace building. It is currently used as an estate agent at ground floor office with a three-bed flat above.

There is access to the rear of the property via a narrow alley between 19 and 20 Stone Street. The property has various additions to the rear, some original.

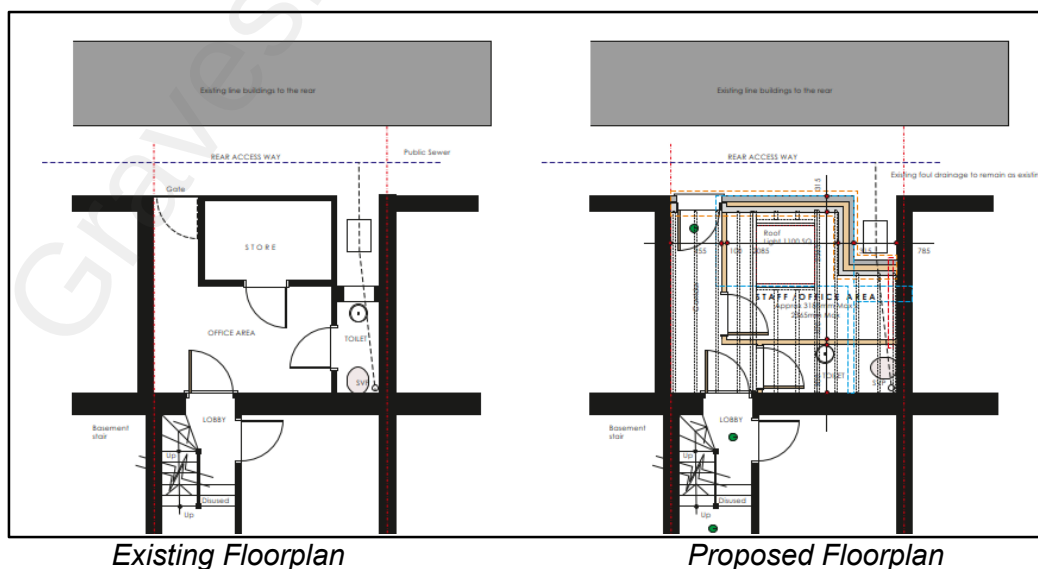
The rear of the properties on Stone Street back onto the rear of 163 Windmill Street with only the gap of the alleyway between them. It is an unlit alley way used predominantly for the storage of bins. It is by no means a primary means of access at approximately 1 metre in width. That being said, there does seem to be one access to a residential property. The ground floor levels of Windmill Street and Stone Street are commercial premises with a mixture of retail and financial and professional services. The first and second floors are a variety of offices and some residential.

The property falls within the King Street Conservation Area, designated in 1980.



Design, Character and Appearance

This is an application for the erection of a replacement single storey rear extension. The property currently has a number of modest single storey rear extensions added at various points throughout the years, some possibly original, all adjoined to each other.





The proposed rear extension is of a similar footprint to the existing extension. The existing structures are being demolished to result in a single storey flat roof extension which is 3.6 metres deep and the full width of the rear elevation. It is recessed slightly at one corner to accommodate a drain. The height does not exceed 3.3 metres and the extension will have a rendered finish.

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 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is also within a Conservation Area whereby the Council will afford a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, as reference in Policy CS20 of the Core Strategy 2014.

The proposed extension is not significantly larger than the cumulative additions it is replacing. While the extension is simple in its design, given the location of the extension within a narrow alleyway the impact of the extension on the conservation area is minimal. There are a number of rear extensions on other properties within this terrace of varying quality. The proposed extension on balance is considered to be an improvement of the current situation which will improve this part of the rear accessway.

Overall it is considered that the proposed rear extension is adequately designed and not excessive in size. It is an overall improvement which does not affect the conservation area.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with 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. The impact on neighbours will be assessed in the next section of the

report.

The proposed extension will create a more usable space to the rear of the property, in line with rear extensions which already existing long this terrace. It will not affect the amenity of the residents above and is in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, one objection to the proposal was received.

Concerns have been raised about loss of light and outlook resulting from the extension. However due to the proposed extension replacing existing structures, it is not considered that the impact on neighbour amenity will be worsened by the proposal. The extension is single storey and flat roof which by its very nature has a minimal impact. Whilst it is acknowledged that the rear access way is narrow and bounded by three storey buildings on both sides, there is already restricted light in this location. The extension will therefore not result in any further loss of light, especially as it is not significantly larger than the structure it is replacing.

The impact of the proposed extensions on the amenity of surrounding properties has been thoroughly assessed and there are not considered to be any issues. Neighbour amenity has been safeguarded in accordance with Policy C19 of the Local Plan Core Strategy 2014.

Highways and Parking

There are no highways or parking issues with this application.

Conclusion

The application has been fully considered and it is recommended that planning permission is 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 or conservation area. Furthermore there will be no impact on the amenity of future occupiers or neighbouring properties.

Recommendation

Permission

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

Case Officer:	Faye Hobbs	Team Leader:	
Signed:		Signed:	
Dated:	17th August 2022	Dated:	