

Delegated Report

Householder Planning Application

Planning Application No: 20211229

Location: 16 Peacock Street Gravesend Kent DA12 1EF

Description: Erection of part first floor rear extension.

Applicant: S Ahmed

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 08/10/2021
- Drawing No: 2111_PL01 (Existing/Proposed Plans, Elevations Block Plans & Site Location Map) Received 08/10/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210650	_REVISED DESCRIPTION_ Erection of part first floor and part second floor rear extension	Refused	30.07.2021
20180466	Erection of single storey rear extension.	Permitted	07.09.2018
19840372	Erection of a two storey extension at the rear to form kitchen diner with bathroom over	Permitted	21.06.1984

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

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

- P3 – Vehicle Parking Standards
- TC2 – Policy for Listed Buildings

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

No comments to make.

Natural England

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 17 surrounding properties. The consultation period expired on 2nd November 2021 and one comment was received.

The main points raised in the comment were:

"I can confirm that we have no objections to the applicant's proposal which only changes the rear appearance to No 16 Peacock St.

We would only wish to advise that we would prefer that during construction contractors take measures to limit dust and noise preferably not working on Sundays and avoid storing materials or waste on the street front where parking is very limited."

Analysis

Proposal

The application seeks the erection of a first floor rear extension which will project approx. 1.8m from an existing first floor rear extension, it will span the same width as the existing extension at approx. 2.3m with the same height as the existing extension at approx. 1.7m. The extension will be completed using materials to match and finished with the dual pitched roof which will be hipped on the end.

The extension will include a window in the rear elevation and allow for the creation of a larger bathroom.

Character and Appearance

The application site is a three storey Victorian terrace property situated in Peacock Street. The property has three storey and this application relates to the first floor (mid level).

The application property has been previously extended to the rear at ground and first floor level and a recent application for a second floor extension was refused. Many of the surrounding properties have undertaken similar works to what is being proposed in this application. The neighbouring properties at 15 & 17 Peacock Street have a similar first floor rear extensions which have most likely been approved some time ago under differing planning policies.

The current proposal comes post refusal of application 20210650 which proposed a two storey rear extension and so this current proposal is a reduction and is similar to what other surrounding properties have in place. Therefore the previous grounds of refusal have been addressed. The current proposal is not out of character with the surroundings. Therefore the proposal is considered to comply with Policy CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension would not result in a loss of garden space however it would be located next to a window which serves a bedroom. It will restrict the outlook and daylight from this room however on balance refusal on this basis is not considered to be justified.

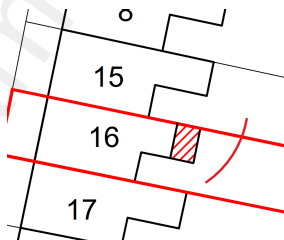
The proposal will allow for the creation of a bathroom which is compliant in terms of size with the council's technical standards.

The proposal is considered to safeguard the amenity of future occupiers and complies to Policy CS19 of the Local Plan Core Strategy 2014 and SPG2 – Residential Layout Standard (2020)

Neighbouring Amenity

The proposal is unlikely to affect the property located at 17 Peacock Street as the proposal is situated on the boundary with the property at 15 Peacock Street.

The proposal will restrict daylight to the rear windows of the neighbouring property at 15 Peacock Street. However due to the path of the sun these windows would be naturally shaded by the existing extension on No.16.



There are no windows proposed in any of the flank elevations, however as the proposed extension will accommodate a bathroom a condition will be imposed to ensure the window is obscure glazed and top hung, in order to protect neighbouring privacy.

There was one comment received which related to potential noise and dust issues which may arise as a result of the proposed works, an informative will be included in the forthcoming position which will remind the applicant of permitted work hours and any further concerns arising as a result of dust and noise outside these working hours must be report to the environmental protection team to investigate.

Whilst the proposal will result in a loss of light and outlook, it is considered minimal and not significant enough to warrant refusing the application, particularly when a number of other properties have already undertaken similar extensions.

Other Material Consideration

Impact on adjacent Listed Building - Due to the location and sitting of the proposed extensions at the rear of

the site, there would be no impact on the Listed Buildings (Zoar Chapel and No 20 Peacock Street buildings) situated opposite the site.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23rd November 2021	Dated:	24 November 2021