



Delegated Report

Householder Planning Application

Planning Application No: 20221354

Location: 14 Little Croft Istead Rise Gravesend Kent

Description: Erection of single storey rear extension.

Applicant: Mr Fay

Site Visit Date: 17.01.23

Preliminary Matters

It was noted on site that construction of the single storey rear extension had already begun. This does not affect the determination of this application.

Submitted Documents/Plans

Application Form;

Drawing no. 2022/53/01 – Block Plan and OS plan – Existing

Drawing no. 2022/53/02 – Elevations and ground Floor Plan – Existing;

Drawing no. 2022/53/03 – block Plan and OS plan – Proposed;

Drawing no. 2022/53/04 – ground Floor Plan – proposed; and

Drawing no. 2022/53/05 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030981	Erection of first floor side extension to form a bedroom and an enlarged bedroom.	Permitted	23.12.2003
19940690	Erection of single storey side extension to form enlarged kitchen and shower/store area.	Permitted	05.01.1995
19850390	Erection of two storey side extension to form enlarged kitchen and study with bedroom and enlarged bathroom over	Permitted	10.07.1985

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC – Highways Officer

As we have no details on the number of bedrooms at the exiting property, an assumption has to be made. The car parking requirement for a three and four bedroom property in a rural area is the same at 2 spaces. Therefore, no increase in car parking is required, although to comply with the requirements of SPG4, a secure cycle parking space should be provided.

I have no highway objections.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 17.01.23 and no responses were received. The overall consultation period expired on 10.02.23.

Officer's Analysis

14 Little Croft is a two storey semi detached property situated on a corner plot fronting both Flowerhill Way to the North and Little Croft to the East; where there is currently a main entrance porch for the dwelling.



This application proposes a part width single storey rear extension.

Design, Character and Appearance

The development will create space for a bedroom and bathroom and will have the following dimensions:

- Height 3.02m
- Height (Including Roof Lantern) 3.26m
- Depth 3.50m
- Width 5.70m

The extension is subservient to the existing dwelling. It will have a flat roof and will be constructed using acceptable external materials to match the existing dwelling including; brickwork and white UPVC windows and doors.

It will be possible to see the extension from the public vantage point due to the sites corner location, however the existing boundary treatment and trees located on the adjacent amenity land would screen much of the single storey development from view. Therefore, it is not considered to detrimentally impact the appearance of the dwelling or surrounding area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

There is sufficient resultant garden area and depth post development, in accordance with Gravesham's Residential layout guidelines (RLG) amended June 2020. The RLG (2020) also sets out expected room sizes, and the new bedroom and bathroom complies with the requirements. It should be noted that the bedroom, measured at 10.85sqm provides sufficient room as a single bedroom only. Overall, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received, however the development has been assessed in terms of neighbouring amenity below.

The property is semi-detached and the depth of the extension is to match neighbouring property; 53 Flowerhill Way. The development will have no detrimental impact on the amenity of no.13 Little Croft in situ, which is further ensured by the existing boundary treatment and garage located to the rear of the site.

As such the proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

As indicated by Gravesham's Highways Officer, there are no objections with regards to highways or parking. In order to comply with SPG 4 - KCC Parking Standards (2006), Gravesham's Highways Officer has advised a secure space should be provided for one cycle. When a site visit was undertaken it was noted that the application site has a large garage which could potentially be used for cycle storage.

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the development is not considered to have a detrimental impact on the landscape which is therefore in accordance with Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014.)

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the erection of a single storey rear extension is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension to an existing dwelling is unlikely to have any archaeological impact due to the shallow nature of the foundations.

Conclusion

The proposed single storey rear extension, as completed, will be constructed using acceptable external materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	1 st March 2023	Dated:	02 March 2023