



Delegated Report

Householder Planning Application

Planning Application No: 20211025

Location: 2 Youens Place Gravesend Road Higham Rochester

Description: Erection of a single storey rear extension.

Applicant: Mr And Mrs G Bainbridge

Site Visit Date: N/A

Submitted Documents/Plans

Application form (Received 12 August 2021);
Drawing Number - 21048GB-PP-E-(01)03 Rev – Existing Roof Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-E-(02)01 Rev – Existing Side Elevation (North) Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-E-(02)02 Rev – Existing Rear Elevation (East) Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-P-(03)00 Rev – Proposed Ground Floor Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-P-(03)03 Rev – Proposed Roof Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-P-(04)01 Rev – Proposed Side Elevation (North) Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-P-(04)02 Rev – Proposed Rear Elevation (East) Plans (Received 12 August 2021);
Drawing Number - 21048GB-PP-P-(04)03 Rev – Proposed Side Elevation (South) Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-E-(02)03 Rev – Existing Side Elevation (South) Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-S-(13)01 Rev – Site Location Plan (Received 12 August 2021);
Drawing Number - 21048GB-PP-S-(13)02 Rev – Existing Block Plan (Received 12 August 2021); and
Drawing Number - 21048GB-PP-S-(13)03 Rev – Proposed Block Plan (Received 12 August 2021).

Planning History

Application No.	Description	Status	Decision
20030688	Erection of two storey rear extension to form kitchen, breakfast room and bathroom/wc with bedroom and en-suite wc.	Refused	29.09.2003

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

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

Parish Council

No objection.

Ward Councillors

No Comments

Neighbouring properties

Three surrounding properties were consulted and the proposal was advised on site under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The consultation period expired on 17 September 2021 and no comment was received.

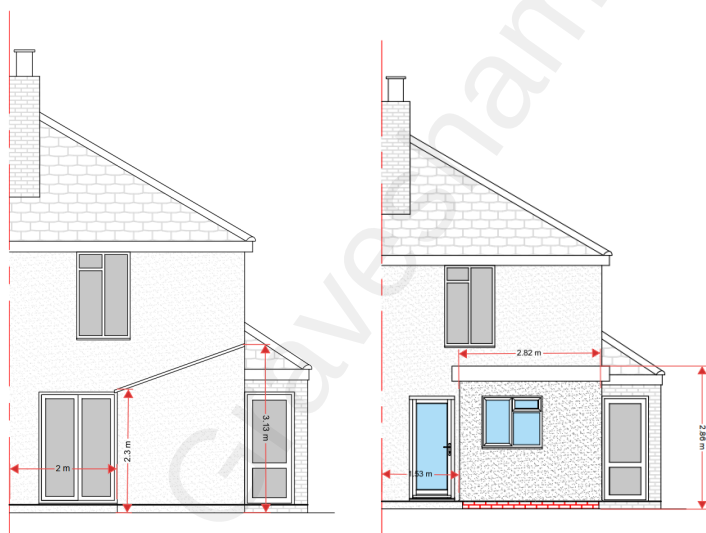
Officer's Analysis

Design, Character and Appearance

The application site comprises a two storey semi-detached property in use as a single-family dwelling. The existing dwelling has to the rear an existing single storey rear extension that would be demolished as part of this application.

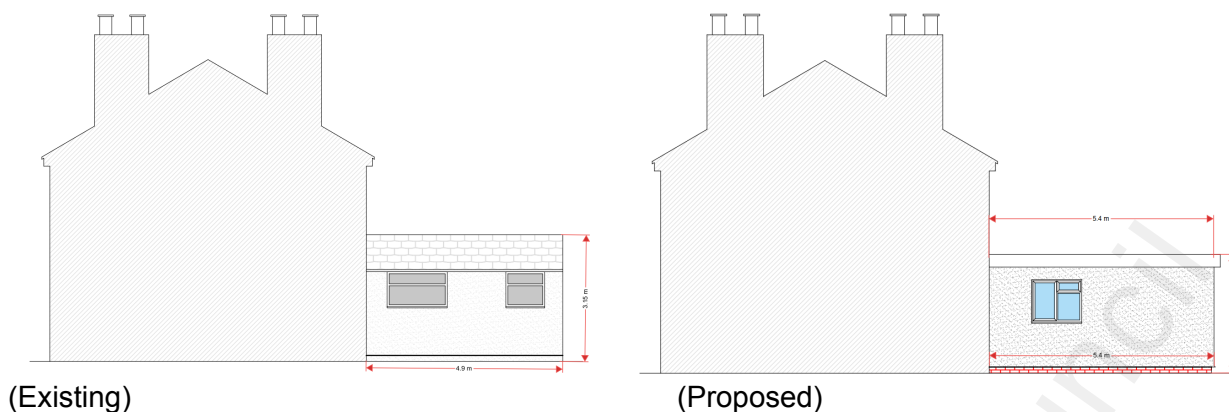


Planning permission is sought for the erection of a replacement ground floor rear extension. The proposed single storey rear extension would have a depth of 5.4 metres, a width of 2.85 metres and a maximum height of 2.85 metres.



(Existing)

(Proposed)



The proposal is acceptable in terms of design and scale; it is located to the rear of the existing dwelling and not visible from public vantage points, it would replace an existing single storey rear extension. It would not impact on the character and appearance of existing dwelling, the surrounding area or the wider street scene.

Therefore the proposal would comply with Policy CS19 of Gravesham Local Plan Core Strategy (September 2014) and Section 12 of National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposed development would create a kitchen 8m² and a Bathroom 4 m² which comply with SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;

The application site would retain sufficient garden size.

There is no conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

Policy CS19 of the Local Plan Core Strategy 2014 states that new development should be located designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of those of neighbouring properties and land.

Nos. 1 & 3 Youens Place properties are the adjoining neighbouring properties to the existing dwelling and both have existing single storey rear projections. Due to the height and position of the proposed development there would be no material loss of light or overshadowing to the adjoining properties.

There are no side facing windows, the proposed rear doors and windows would be facing the rear garden. There would be no material overlooking.

No objections have been received in relation to this application from any internal or external consultees.

The proposal safeguards neighbour amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

No parking issue has the result of the proposal.

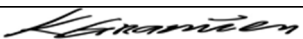
Conclusion

The proposed development would not harm the character and amenity of the host dwelling, there would be no impact on the amenity of existing and future occupiers of the property, there would be no impact on the amenity of the occupiers of neighbouring properties and no impact on parking and highways as such the proposal is considered to comply with both local and national planning policies.

Recommendation

Permission

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

Case Officer:	Mr Kouame Gnamien	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th September 2021	Dated:	28 September 2021