

Delegated Report

Householder Planning Application

Planning Application No: 20240844

Location: 29 Lisle Close Gravesend Kent DA12 4XH

Description: Erection of a ground floor rear extension to living room and kitchen and formation of toilet.

Applicant: Mrs Emma Tripp

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. PT/01 – Site Location Plan;
Drawing No. PT/02 – Existing & Proposed Site Block Plans;
Drawing No. PT/03 – Existing Ground Floor Plan and Elevations;
Drawing No. PT/04 – Proposed Ground Floor Plan;
Drawing No. PT/05 – Proposed Rear Elevation;
Drawing No. PT/06 – Proposed Side Elevation To No 28 Lisle Close; and
Drawing No. PT/07 – Section A-A.

Relevant Planning History

None relevant.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

Letters were sent to 5 surrounding properties with an overall expiry date of 22nd October 2024. No comments have been received.

Officer's Analysis

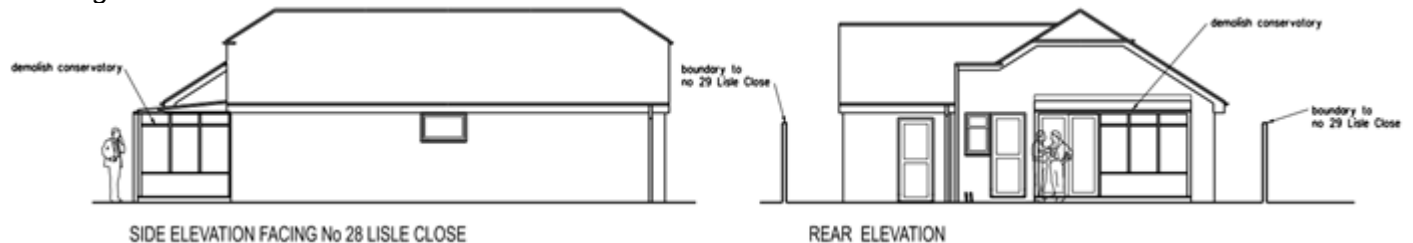
Procedural Matters

The application is for the erection of a ground floor rear extension to living room and kitchen and formation of toilet. The property has an existing conservatory to the rear that will be demolished as part of the proposal.

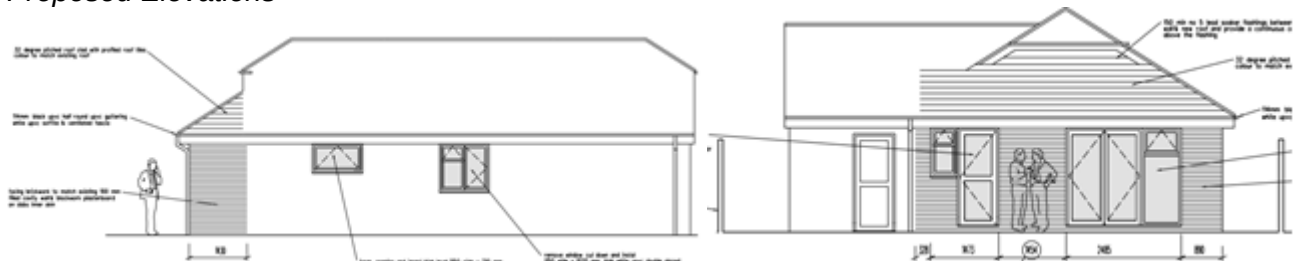
Proposed Development

The development would create space for an enlarged kitchen and living room, allowing for the creation of a new WC and study. The extension would project 1.43m from the existing rear elevation and would span the full width of the property, as shown below:

Existing Elevations



Proposed Elevations



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and

natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension is a small extension that replaces the existing conservatory and would not project further to the rear than the existing garage to the side. The proposed pitch roof would respect the host property and minimal views would be afforded from public vantage points.

The proposed development accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth along with room size requirements. In terms of garden area, the resultant garden area satisfies these requirements. In terms of room sizes, the proposed plans also accord with the RLG (2020). Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No responses were received as a result of the consultation carried out for this application. Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook or development causing a sense of enclosure.

There would be no detrimental impact on neighbouring amenity. The extension is single storey, and modest in projection. The additional and replacement windows on the flank wall would not result in unacceptable views due to the existing boundary fence.

Overall, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Parking and Highways

There are no parking or highways concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

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

The proposed development is considered acceptable in terms of design, character and appearance and would not cause detrimental harm to the appearance of the street scene. In addition, the proposal is considered to safeguard both the amenity of future occupiers and neighbours.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22nd November 2024	Dated:	22nd November 2024