

Delegated Report

Householder Planning Application

Planning Application No: 20230472

Location: 114 Vigilant Way Gravesend Kent DA12 4PN

Description: Erection of a single storey rear/side extension to merge with existing side extension incorporating a part pitched, part flat roof, and construction of a new external wall below the existing bay window in the front elevation.

Applicant: Mr & Mrs Richmond

Site Visit Date: N/A Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. JMD-1198-B-010 Rev P4 – Site Plan;
Drawing No. JMD-1198-B-100 Rev P3 – Elevations and Section – Existing;
Drawing No. JMD-1198-B-020 Rev P5 – Block Plans – Existing and Proposed;
Drawing No. JMD-1198-B-140 Rev P3 – Roof Plan – Existing;
Drawing No. JMD-1198-B-110 Rev P1 – Elevations and Section – Proposed;
Drawing No. JMD-1198-B-120 Rev P1 – Ground Floor Plans – Existing;
Drawing No. JMD-1198-B-130 Rev P1 – Ground Floor Plan – Proposed;
Drawing No. JMD-1198-B-150 Rev P1 – Roof Plan – Proposed; and
Drawing No. JMD-1198-B-010 Rev P2 – Site Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220732	Retention of Highway land as part of the residential curtilage and retention of the boundary fence.	Permitted	26.08.2022
20210244	Erection of a single storey rear extension to extend over existing side extension and construction of a new external wall to the bay window in the front elevation incorporating a new pitched roof.	Permitted	21.04.2021
19780220	Erection of a single storey extension to form a porch wc study and kitchen at the side	Permitted	01.06.1978

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

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted, and no comments were received. The neighbour consultation period expired on 06.06.2023.

Officer's Analysis

114 Vigilant Way is a two storey semi-detached property located on the corner of Vigilant Way and Britannia Drive.

As shown by the below Google images, the development permitted under application reference number 20210244, has been partly implemented.



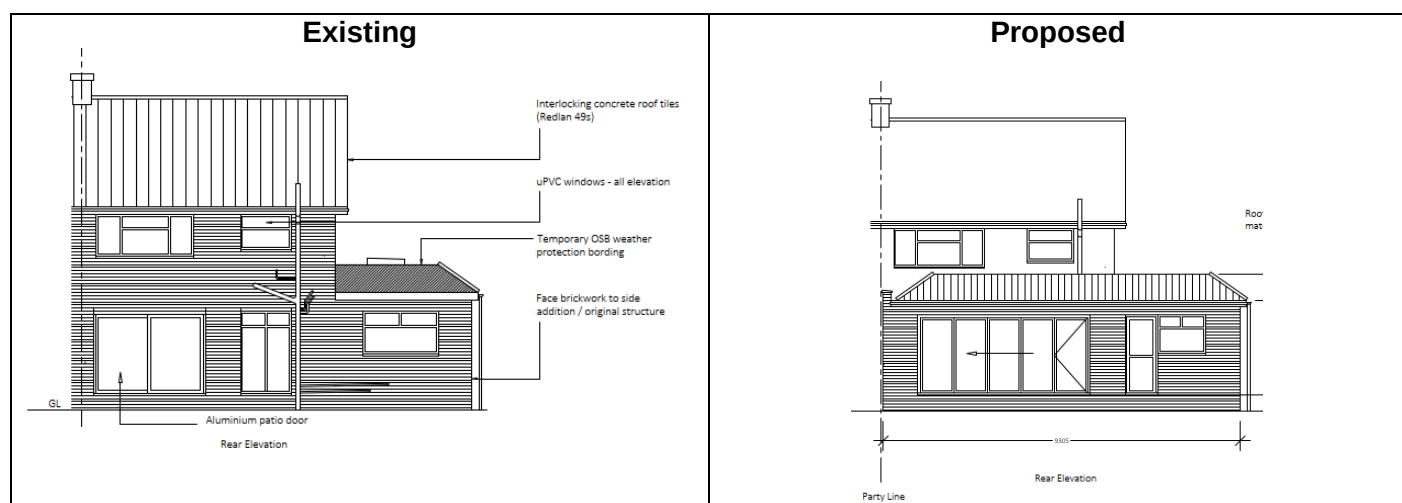
This application proposes the erection of a single storey rear/side extension to merge with the existing side extension, incorporating a part pitched, part flat roof. In addition, the construction of a new external wall below the existing bay window in the front elevation is proposed along with a replacement roof for the bay window.

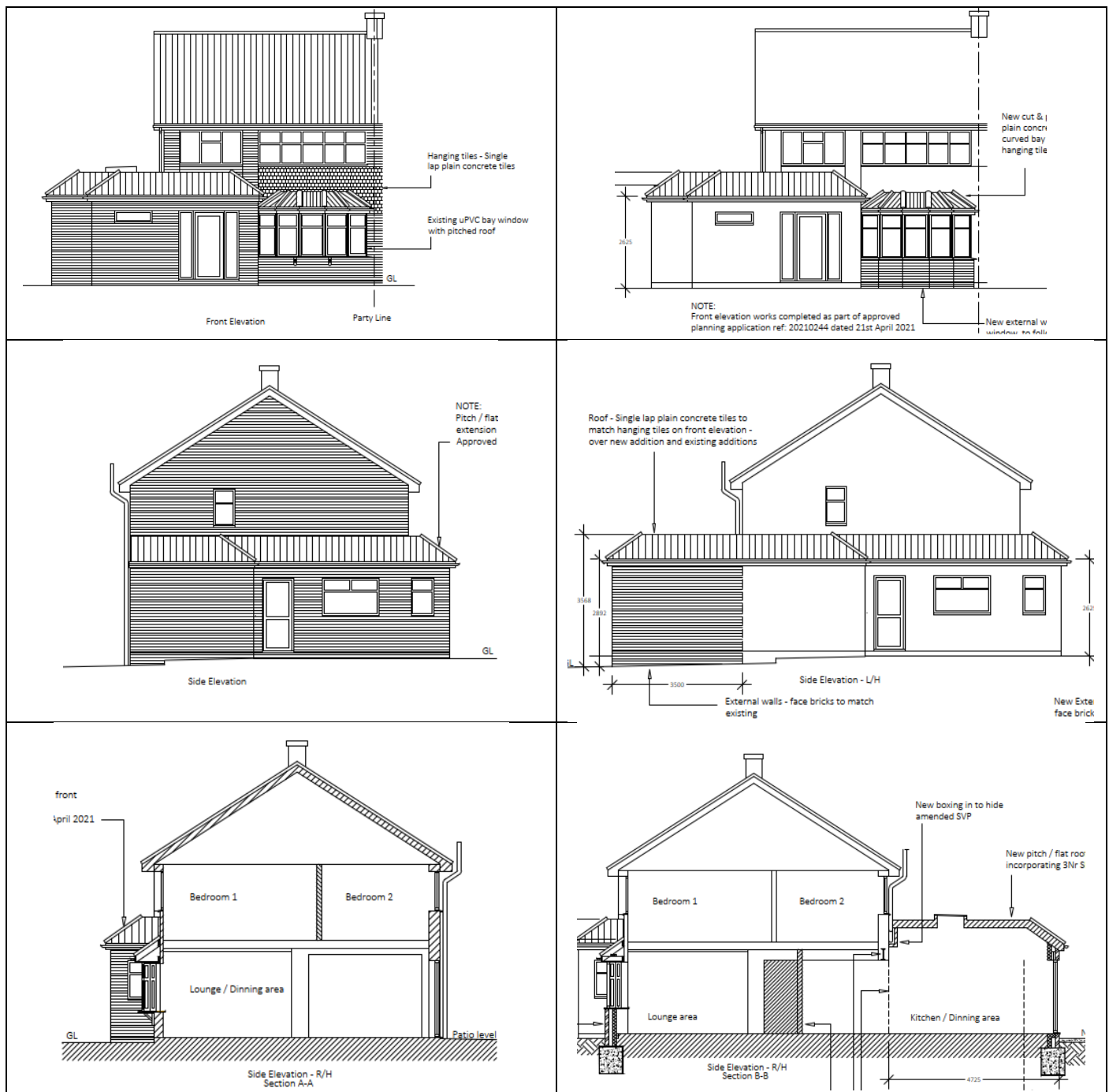
Proposed Development

The purpose of this application is to increase the depth of the rear/side extension, permitted previously under 20210244 and to construct a new wall below the existing bay window to the front. The extension would create space to facilitate internal layout changes, a new utility room and a kitchen/dining area.

The single storey rear extension would be approximately 1.10m deeper than the extension permitted under 2021, with a similar width and approximate height increase of 0.09m. It would have the following dimensions:

- Height 3.59m (max)
- Depth 4.71m
- Width 9.26m





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.

Although the depth of the proposed single storey rear extension is fairly substantial and would extend past the width of the original dwelling, it would be single storey and is overall considered to be a subservient addition to the dwellinghouse. In addition, the extension has been designed to sympathetically merge with the existing side and front extensions with appropriate external materials to compliment the existing dwelling including; brickwork, concrete tiles, white uPVC/aluminium windows and doors and rainwater goods to match.

The new brick wall below the existing bay would match the curve of the window and would not project out any further than what currently exists. Furthermore, the elevation and roof plans show the existing roof over the bay window would be renewed, following the profile of the bay window and constructed with single lap plain concrete tiles to match the hanging tiles on the front elevation and the roof tiles of the extensions. Both additions/alterations are modest and would be sympathetic to the existing dwelling.

It is noted that the application property is a corner property and as such, the development would be partly visible from the public vantage point, as are the rear extensions of other properties in the surrounding area. Notwithstanding this, the development is single storey and at ground floor level with the proposal designed to be respectful to the character of the existing dwelling and as such is not considered to have a detrimental impact of the character of the 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

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the new rooms comply with the guidance. Although utility room sizes are not specified, within the guidelines, 6.16sqm is ample space.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

Although the plans for this application highlight that 112 has planning permission for a similar rear extension, it is important to establish any impact on neighbouring amenity independently. The proposed extension is single storey, acceptable in scale and the adjoining property (112 Vigilant Way) has a conservatory at the rear. In addition, there are no windows proposed in the flank elevations of the extension and it is set a sufficient distance from No.67 Britannia Drive. As such it is considered there will be no detrimental loss of light, privacy or outlook and the development would not cause a sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

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

Any Other Material Planning Considerations

Archaeology

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

Conclusion

Overall, the development is considered subservient to the existing dwelling, it has been designed to

complement the character of the property and would not detrimentally impact the character of the area. Furthermore, 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:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd July 2023	Dated:	3rd July 2023