



Delegated Report

Householder Planning Application

Planning Application No: 20240173

Location: 212 Livingstone Road Gravesend Kent DA12 5DP

Description: Erection of single storey front side and rear wrap around extension and creation of a dropped kerb forming two parking spaces in the front garden with permeable paving.

Applicant: Mrs. Jennifer Egenti

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing 01 (Existing/Proposed Plans/Elevations and Site Location Map)
- Drawing 02 REV B (Proposed Ground floor and Roof Plan)
- Drawing 03 REV B (Existing/Proposed Block Plans)
- Drawing 04 REV B (Proposed Elevations)

Superseded

- Drawing 02 (Proposed Ground floor and Roof Plan)
- Drawing 03 (Existing/Proposed Block Plans)
- Drawing 04 (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19633432	Garage	Permitted	23.10.1963

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standard
- T5 - Access to the Identified Highway Network

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

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

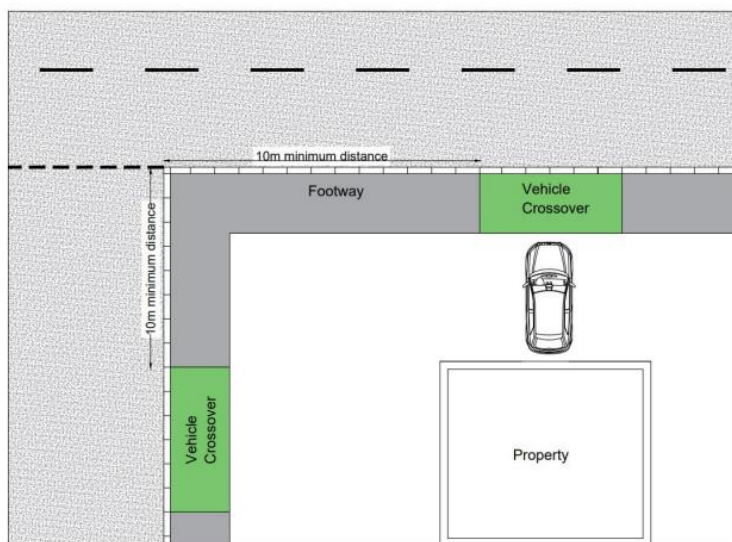
GBC – Highways Officer

As the application stands, I can only recommend refusal Kent County Council's carriage crossover guidance provides the following information.

5/ Distance from Road Junction

If the location of the proposed crossing is closer than 10 metres to a road junction and creates a hazard, the application will be refused. This dimension may be increased to 15 metres on major roads or near busy junctions.

Diagram: Distance to Road Junction



Residential Dropped Kerb Guidance and Self-Assessment v9

www.kent.gov.uk May 2023

https://www.kent.gov.uk/data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

In this instance, the access is approximately half that distance. However, as the drive is to be constructed from a permeable paving material and the roads are not classified, planning permission is not I believe required for the access or driveway and so I believe should be deleted from the application. With regards to the single floor extension, I have no objections. However, I would suggest a condition that restricts the use of the office space so it cannot be used to run a business as this could create its own car parking requirements.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 24.04.2024 and no comments were received.

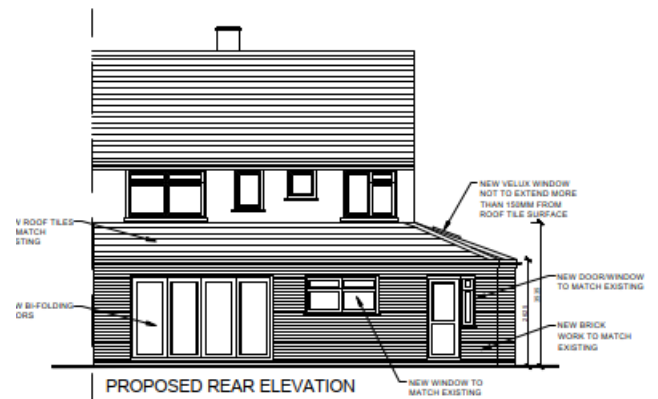
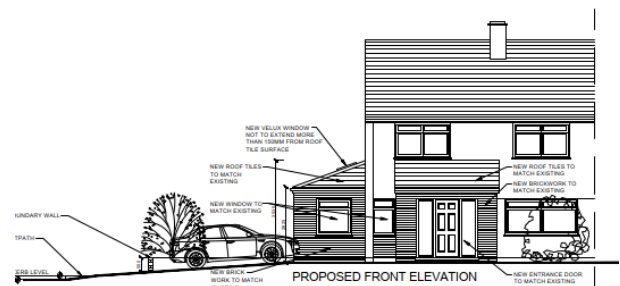
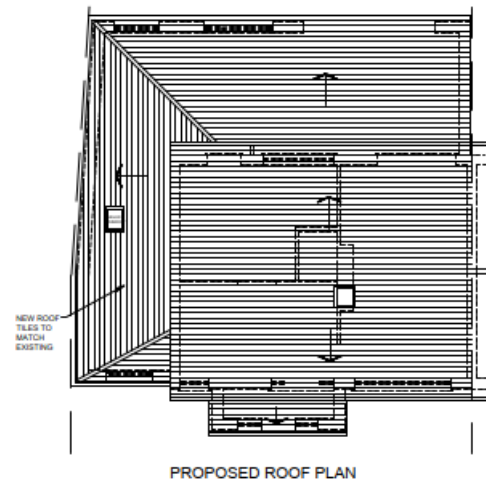
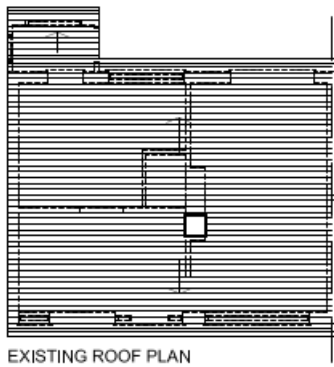
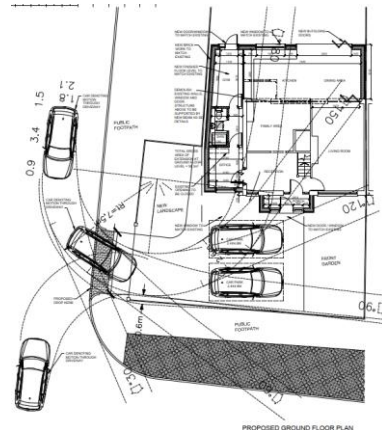
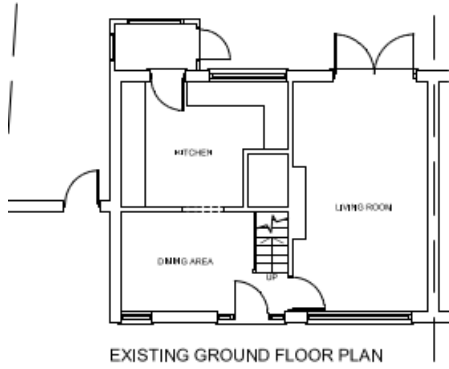
Analysis

Proposal

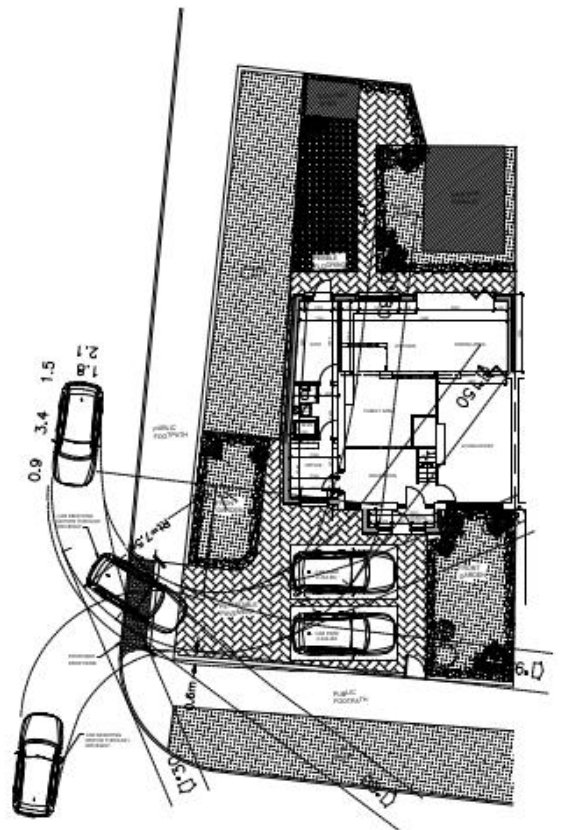
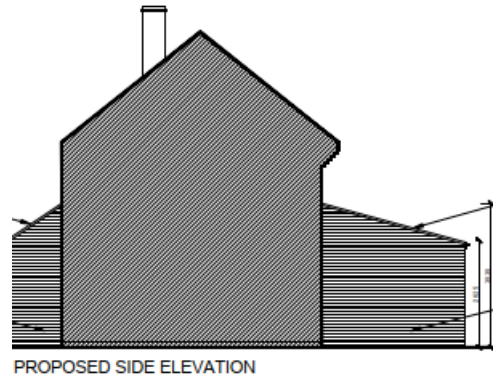
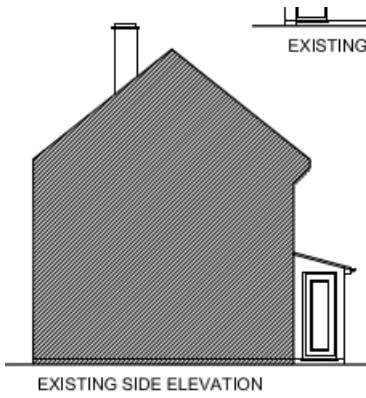
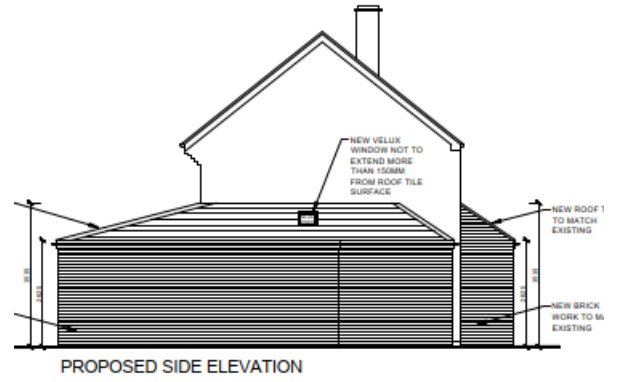
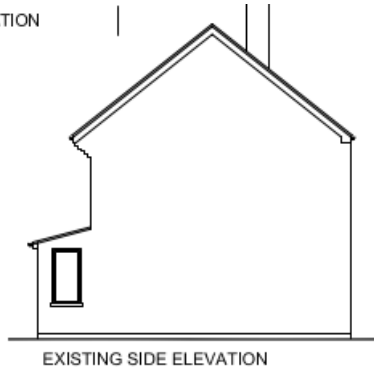
Erection of a front porch, single storey side and rear wrap around extension and creation of a dropped kerb forming two parking spaces in the front garden with permeable paving.

Existing

Proposed



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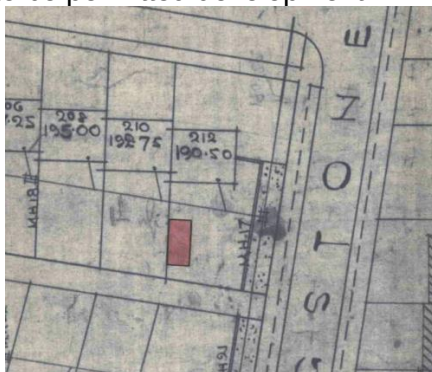


EXISTING BLOCK PLAN - SCALE 1:200

Background

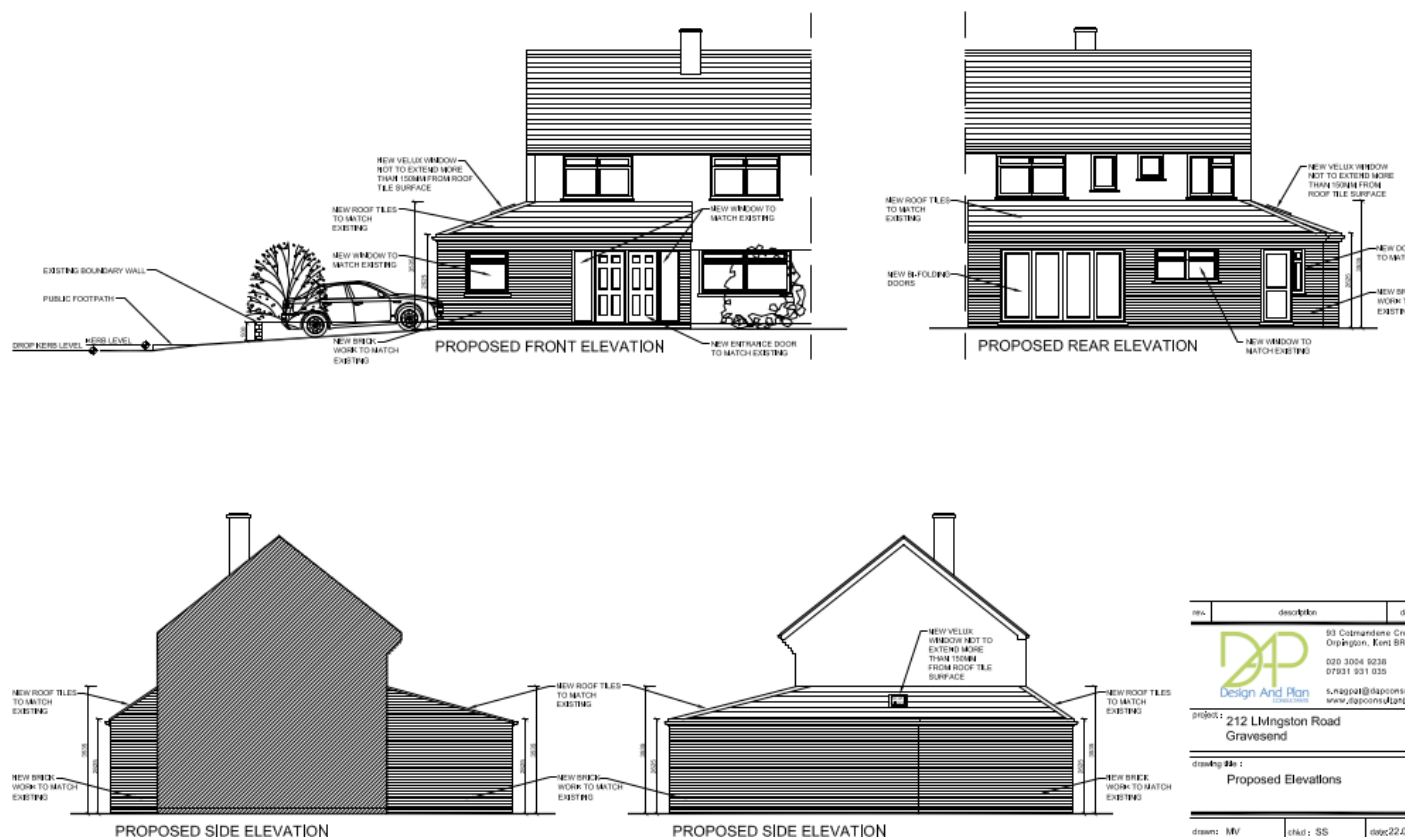
The application site was granted planning permission for a detached garage to the rear of the plot under planning permission 19633432.

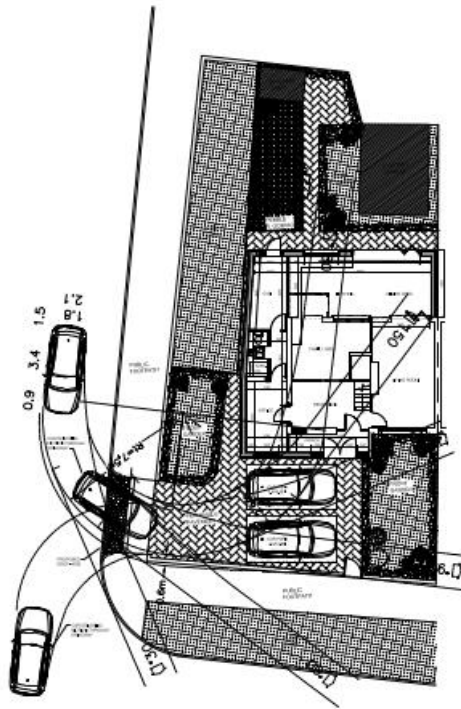
These plans show that the rear wall was constructed flush however there has since been a modest single storey rear projection which is likely to be permitted development.



The original submission proposed the erection of a C shaped wrap around extension which has since been amended by the agent to allow for a more subservient development.

Original proposal





Character and Appearance

The application site is a two storey end of terrace house in use as a single family dwelling. The property is located on Livingstone Road which comprises several offshoots which have a cul de sac arrangement. The principle elevation of the application site is oriented North and is set back from the highway which is separated by a grass verge.

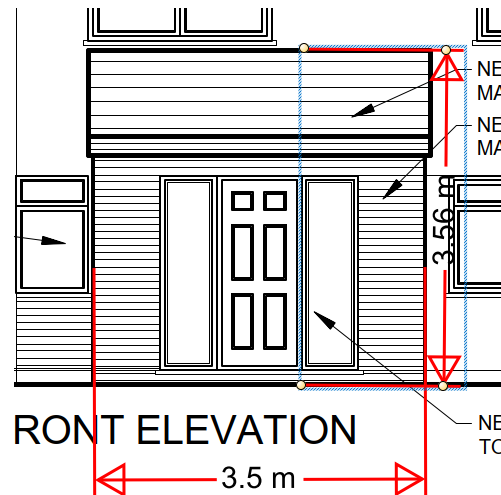
The proposal seeks to add a single storey wrap around extension which will extend around the side and rear in an “L” shaped manner. The extension will be finished with a monopitch roof and will be constructed using materials to match the host dwelling. To the front there will be a porch which will be finished with a mono pitch roof with the side extension being set back behind the principle elevation to demonstrate subservience.

It is important to ensure that any proposed development is subservient and of an appropriate scale to the host dwelling. The original dwelling has a footprint of 48.9sqm, post development this will increase to 102sqm which is more than double the original footprint.

However consideration needs to be given to the PD fall back which would allow for a single store side extension, a 3m deep single storey rear extension and a front porch of no more than 3sqm. When considering the PD fall back position it is evident that a large amount of this extension could be constructed without the benefit of planning permission and it would not be appropriate to refuse the entire scheme.

When considering the original proposal which saw the erection of a “C” shaped wrap around, it is evident the revised scheme is more subservient and designed appropriately.

The front porch is marginally above the 3sqm PD allowance, it measures 3.8sqm, however given its scale and appearance it is deemed acceptable.



The proposal also seeks to construct an area of hardstanding to allow for off road parking, the proposal shows that there will be retention of some onsite biodiversity and so in design terms the proposal is deemed acceptable.

The proposal is considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alteration and Extensions Guidance 2021.

Amenity of Future Occupiers

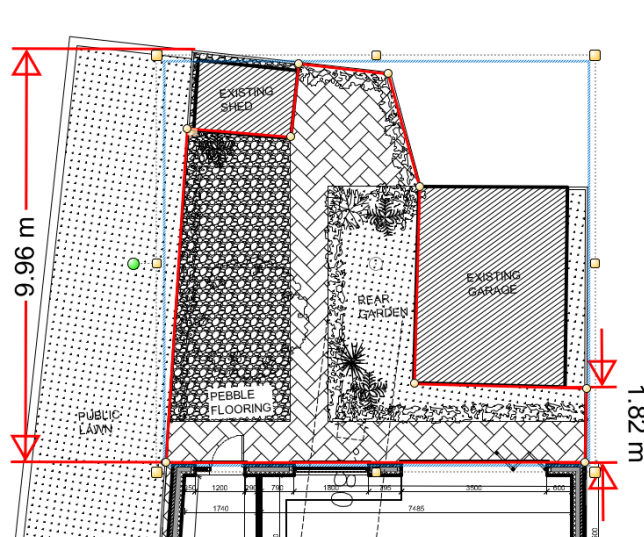
The proposal does not state how many bedrooms the existing property has however the properties in this area are generally a minimum of three bedrooms and judging by the location of the fenestrations it is safe to assume this is atleast a three bedroom dwelling.

Below is an extract from the Council's adopted Residential Layout Guidelines (2020).

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

These standards require a minimum garden area of 60sqm with a minimum depth of 10m.



Post development the garden area will be marginally below the preferred standards, however a refusal on this basis is not considered balanced and so the proposal is considered to adequately safeguard future occupier amenity in line with CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

As the property is an end of terrace it will only impact the adjoining property. The properties in the terrace are staggered resulting in the rear elevation of No 210 Livingstone Road behind positioned behind, under permitted development rules no.212 can construct a 3m deep extension.

When considering the height and scale of the extension it is not considered to materially harm the current light and outlook levels enjoyed by No. 210. The proposal does not impact privacy as there are no windows proposed in any flank elevations, however should permission be forthcoming a condition will be imposed to ensure no windows other than those approved are permitted.

The proposal is therefore considered to safeguard the amenity of neighbouring properties and complies with CS19 Local Plan Core Strategy 2014 and SPG2- Residential Layout Guidelines (2020)

Parking and Highways

The proposal will introduce a new access from the east to the property. The highways officer has commented about the proximity of the access to a junction, however he also points out that the development could be carried out without the benefit of planning permission.

Furthermore there is a similar cross over located further along Livingstone Road.



In order to ensure that the driveway is constructed appropriately a condition will be imposed to ensure it is made of permeable materials, there are no gates put across the drive and visibility is not impeded by any obstruction exceeding 600mm.

Notwithstanding the comments of the highways officer, it is considered that the proposal is acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	16.05.2024	Dated:	17th May 2024