



Delegated Report

Application No: 20220024

Location: 9 Hawkins Avenue, Gravesend DA12 5NB

Description: Erection of a single storey front and rear extension.

Applicant: Mr & Mrs Snell

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 January 2022.
Drawing no. 01 (existing plans) received 13 January 2022.
Drawing no. 03 (site location plan) received 13 January 2022.
Drawing no. 02 (proposed plans) received 13 January 2022.
Drawing no. 05A (proposed block plan) received 13 January 2022.
Drawing no. 04A (existing block plan) received 13 January 2022.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) 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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by site notice and individual letters to 15 neighbouring dwellings. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey front and rear extension. The single storey front extension will project approx. 1.84m and will be 2.43m wide. It will approx. 3.3m high with a hipped roof. The proposed rear extension will project approx. 4m and will be 6.5m wide. It will approx. 3m high with a flat roof. The alterations will provide for a lobby/porch and a lounge/diner.

Character and Appearance

The application site is a two storey semi-detached dwelling with off road parking to the front. The street scene is characterised by similar dwellings with the exception of the block of flats to the east. Some of the neighbouring dwellings have front porches.

The proposed front porch is not out of character with other front porches. It is in keeping with the original dwelling in terms of scale and the hipped roof will complement the dwelling.

The single storey extension to the rear will not be visible from the street and is also considered to be in proportion to the original dwelling in terms of scale.

The proposed alterations therefore accord with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed rear extension will leave sufficient garden space remaining for the future residents of the dwelling and therefore no concerns are raised in this regard.

Neighbouring Amenity

The proposed porch is to be located to the opposite side of the property than the neighbour and

therefore will have no detrimental impact on amenity.

The proposed rear extension will be approx. 1m higher than the height permitted for boundary treatment and due to this, and the extent of projection being 1m more than what could potentially be built under permitted development, it is not considered that any loss of outlook or daylight to no. 7 would be significant. Due to the height and path of the sun there will be no loss of sunlight. No windows are proposed in the sides and, due to the presence of boundary treatment, no concerns are raised with regards to overlooking.

The proposed extensions will have no detrimental impact to amenities and therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

There will be no loss of off road parking or increase in number of bedrooms and therefore no objection is raised on highways grounds.

Conclusion

The proposed front and rear extension will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 7 March 2022.	Dated: 7 th March 2022