



Delegated Report

Householder Planning Application

Planning Application No: 20221157

Location: Flat 2 250 Old Road West Gravesend Kent

Description: Erection of a single storey extension to ground floor flat.

Applicant: Mr Edwards, Red Estates UK Ltd

Site Visit Date: 23rd January 2023

Submitted Documents/Plans

Application Form

221022-E-001 – Existing Plans and Elevations, Location Plan

221022-P-001 Rev a – Proposed Plans and Elevations, Site Plan

Superseded:

~~221022-P-001 – Proposed Plans and Elevations, Site Plan~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20130445	Application for Lawful Development Certificate for the existing use of the property from three residential units to five, consisting of three one bedroom flats and two studio flats.	Certificate Granted	18.06.2013
20000213	Alteration and change of use of ground floor from commercial to residential comprising self-contained one bedroom flat.	Permitted	15.05.2000

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

- SPG2 - 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date to submit comments was 11th January 2023.

Consultees

Ward Councillors: No comments received.

Neighbouring properties

7no. surrounding properties were consulted and no responses were received.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

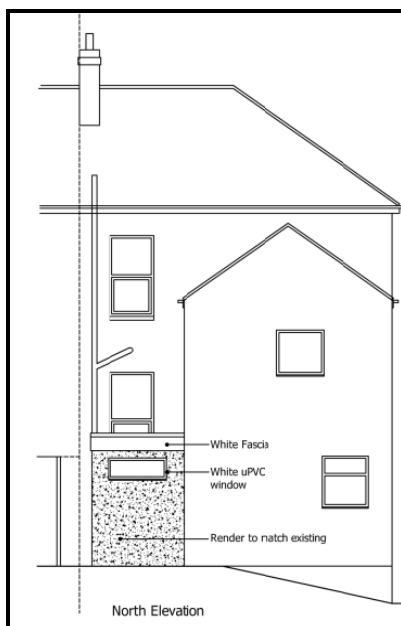
However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

Given the position of the extension, perpendicular to the highway, it would be visible from the street scene and so there would be some impact to the character of the area. The extent of this impact is dependent on the scale and design of the development.



View from Campbell Road



Proposed Rear Elevation

The proposed extension would be a minor scale addition. It would be single storey in height with a flat roof. It would be set away from the rearmost wall, in an unusual fashion, creating a small-enclosed space of 2m(Width) x 1m(Depth). Although flat roofs are generally not acceptable as it would not reflect the main roof or soften the impact. Given the existing poor appearance of the dilapidated fencing, the flat roof rear extension would not appear more intrusive or harsher in appearance than the existing rear elevation is portrayed. The proposed extension would use matching render and white upvc window which would be acceptable.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

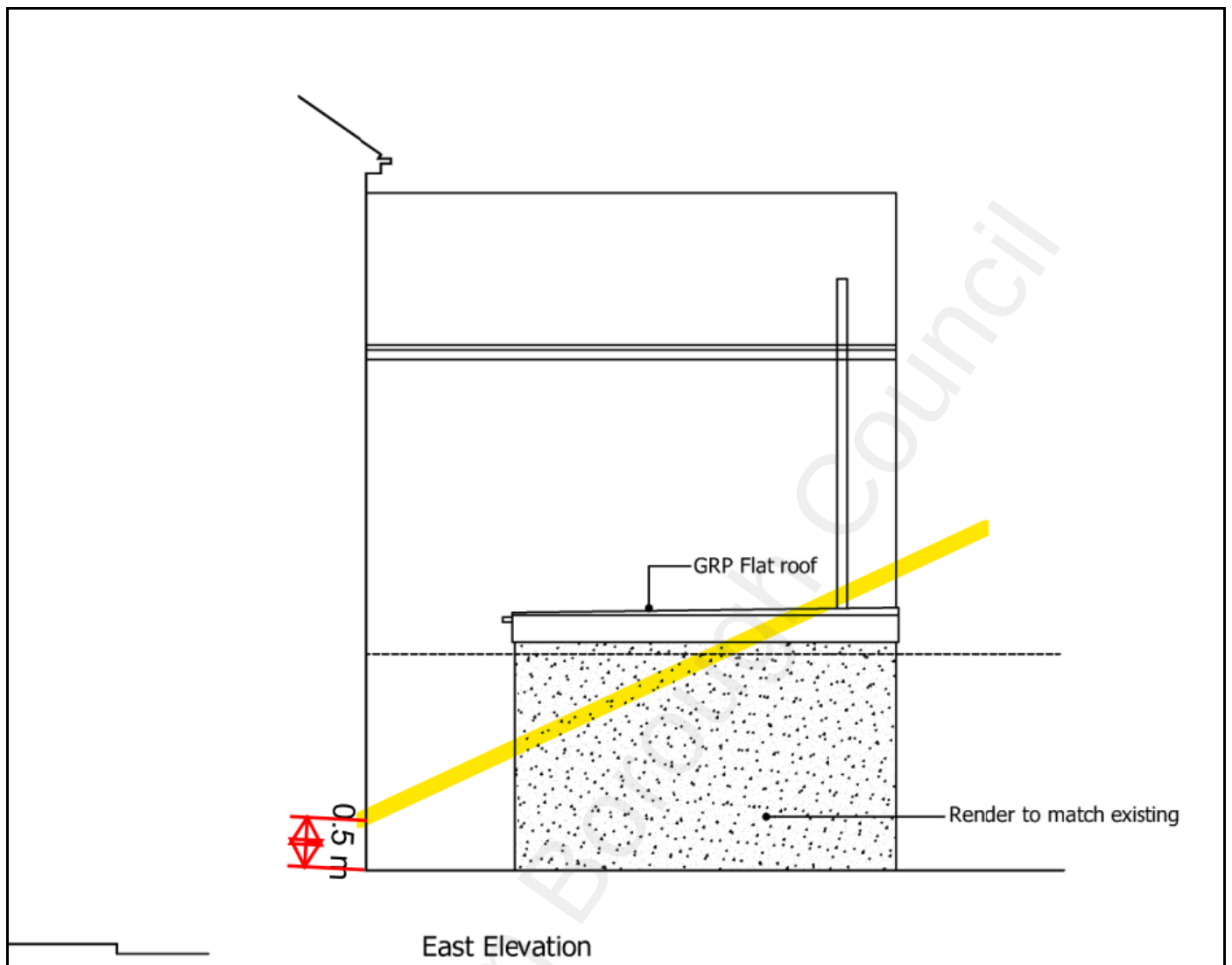
The proposed extension would provide sufficient amenity space for the new rooms. The existing rear garden, excluding the parking area has an area of 12.3m². The usable garden space retained would be 4m². This would be less than the 10m² of space required by the Residential Layout Guidelines but on reflection, the usability of the space is limited. As such the loss of this space is not considered detrimental.

The rooms meet the required minimum space standards and would continue to have as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020. It would however not meet the required garden area for flats.

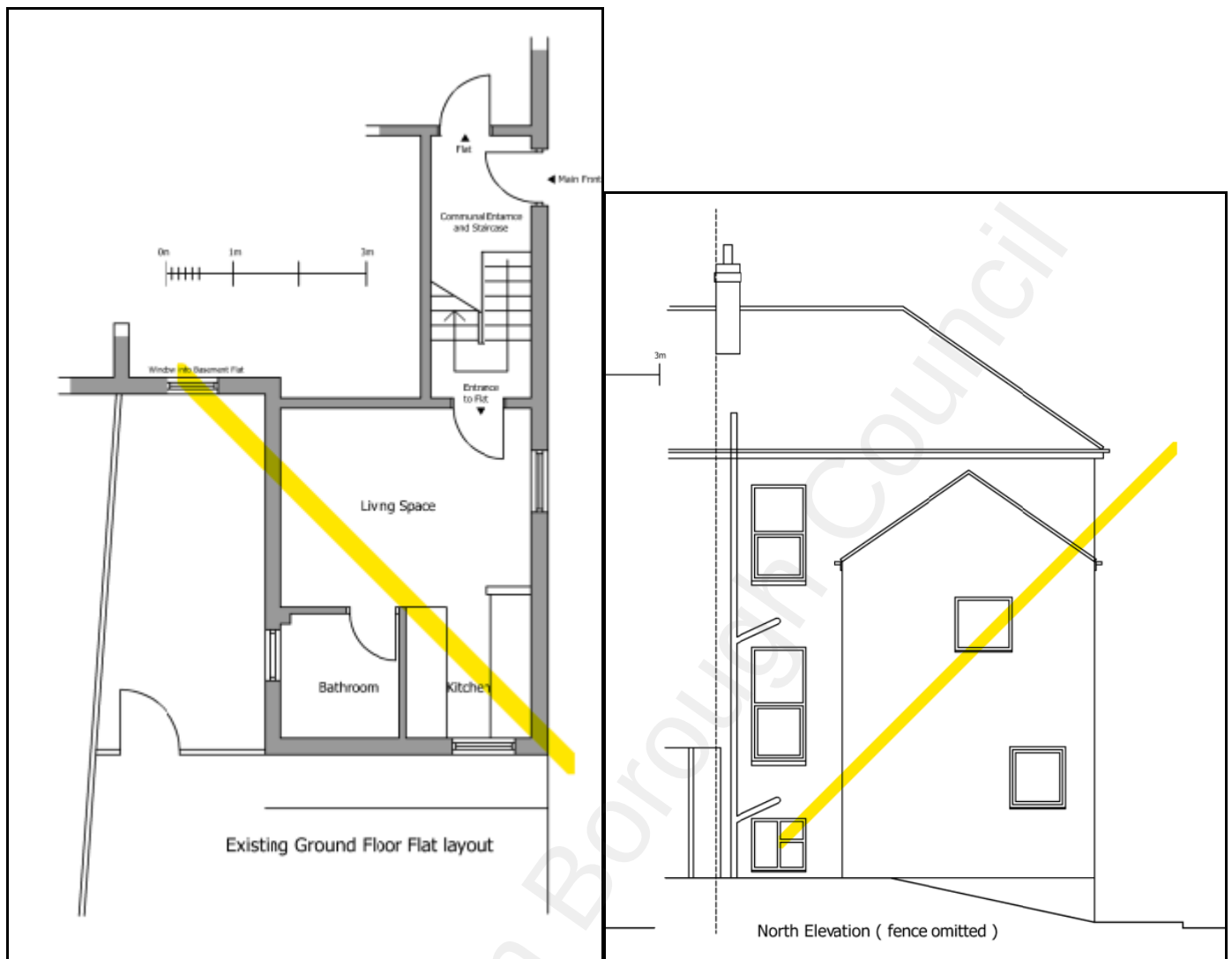
Neighbouring Amenity

Flats 1,3,4 and 5

The minor scale nature of this development would prevent overbearing bulk from impacting these neighbours. There would be some overshadowing of the basement window to the rear, which is not ideal, However, in its current location it likely has very limited light to this window. Also it is noted that given the north to south decreasing level of Campbell Road, from the front and side elevation the basement flat is served by windows to the ground floor. The overshadowing resulting from this development would not be significantly greater than the existing situation allows.



A 25 degree test indicated that the window would be overshadowed by the development.



A 45 degree test shows that the window as existing is already significantly overshadowed

In general, the extension is a small addition which would have little impact on the amenity of the neighbouring flats within this building.

248 Old Road West

This neighbour is located to the east and is attached. As can be seen from the below image, there is close boarded fencing at the boundary.



The proposed extension would be 0.5 metres higher than the boundary fencing and so it would not be significantly prominent in bulk. It would be pulled forward from the stepped rear elevation to avoid significant bulk directly opposing the neighbours side window and minimising potential overshadowing. However, it is noted that this neighbours side window and ground floor window are overshadowed by the subject dwellinghouse as it exists and the boundary treatment.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

This proposal would not meet the required garden area as per Supplementary Planning Guidance 2 Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020. The proposed development complies with all other relevant national and local planning policies. On balance, the proposal despite not improving the poor state of the rear elevation and reducing the rear garden space would not represent a significant level of harm and so the recommendation is to approve this application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7 th February 2023	Dated:	07 February 2023