

Delegated Report

Householder Planning Application

Application No:	20220365
Location:	58 Windsor Road, Gravesend, Kent DA12 5BN
Description:	Erection of a ground floor side and rear extension
Applicant:	Mr John Pryor
Site Visit:	2 nd May 2022

Submitted Documents/Plans

Application Form Dated 31/03/2022;
Drawing no. JP/01 (Site Location Plan);
Drawing no. JP/07 (Block Plan – Existing and Proposed);
Drawing no. JP/02 (Ground Floor Plans and Elevations – Existing);
Drawing no. JP/03 (Ground Floor Plans – Proposed);
Drawing no. JP/04 (Rear Elevation – Proposed);
Drawing no. JP/05 (Side Elevation – Proposed); and
Drawing no. JP/06 (Side Elevations and Sections – Proposed).

Relevant Planning History

It appears that the property has constructed a side extension to the rear of the garage, but there is no planning history relating to this. It can be seen on the 2015 google streetview image. As such this is immune from any planning controls through the passage of time.

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed 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 Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received.

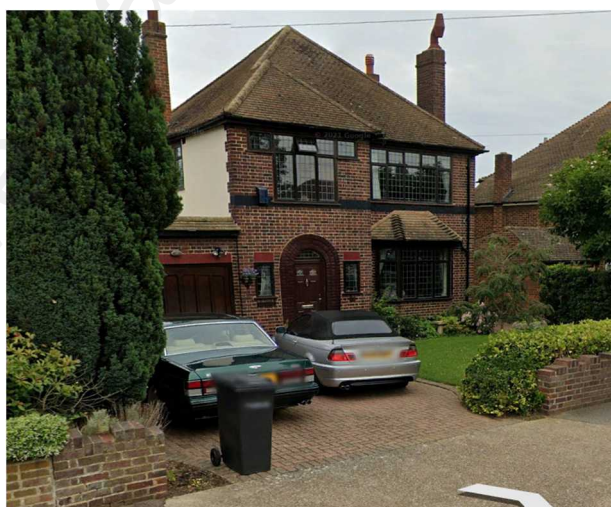
Neighbouring properties

Six surrounding properties were consulted and no representations were received. The overall consultation period expired 03 May 2022.

Officer's Analysis

Design, Character and Appearance

58 Windsor Road is a detached two-storey dwellinghouse located on the west of the highway. The property currently has a lean to structure to the side elevation at the rear of the garage. The rear part of this will be demolished and replaced as part of the proposal. The garage will remain as existing.



This application proposes the erection of a single storey side and rear extension. The extension will have a flat roof at a height of 3.36m and will extend beyond the rear wall by 3.3m. The extension proposes a width of 9.77m which, although large is proportionate for the original detached dwelling.

The extension will create space for a new dining area, kitchen and w/c. There will be a roof lantern and bi-

fold doors from the dining area to the rear garden. The proposal also includes a window in the rear elevation to serve the newly formed w/c and an additional door to allow for access into the rear garden. To the side elevation, the proposal also introduces a window serving the newly formed kitchen area.

It will be constructed using painted render to match main dwelling and facing brickwork. The windows and doors will be white UPVC and aluminium, and the bi-fold doors being grey.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 32.58m and an area of 505.15m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The proposed w/c measures approx. 1.85 sq. m which is above the recommended standards of the council's preferred standards in SPG2 - Residential Layout Guidelines (2020).

All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposal introduces a window to the side elevation to serve the newly formed kitchen. The existing boundary treatment serves to protect the privacy of the neighbouring property.

The development will not have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. The dwelling is detached and therefore situated away from the neighbouring properties so unlikely to affect any light received or outlook. The extension is not excessive in size and will have a flat roof at a height of 3.36m. No neighbour representations have been received.

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

Parking and Highways

There are no parking or highway issues related to this proposal.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any neighbouring property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N. Goodbody</i>	Signed:	
Dated:	23 rd May 2022	Dated:	23 May 2022

Gravesham Borough Council