

Delegated Report

Householder Planning Application

Planning Application No: 20240357

Location: 73 Hever Court Road Gravesend Kent DA12 5EG

Description: Erection of a single storey rear extension.

Applicant: Mr John Paternoster

Site Visit Date: 06.06.2024

Submitted Documents/Plans

- Application Form
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Location Map
- Existing Block Plan
- Proposed Block Plan

Relevant Planning History

No relevant planning history.

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 (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)
- 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.

Neighbouring properties

The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 16.05.2024 and one representation was received.

The objection stated:

No objection to the extension but would ask that they keep the trees in rear garden trimmed down as we constantly have the leaves in our garden and if they get any bigger they will block our sunlight.

The above comment is not considered to form a material planning consideration.

Analysis

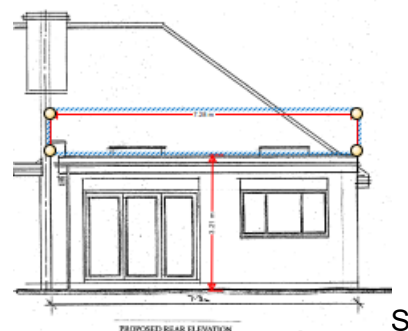
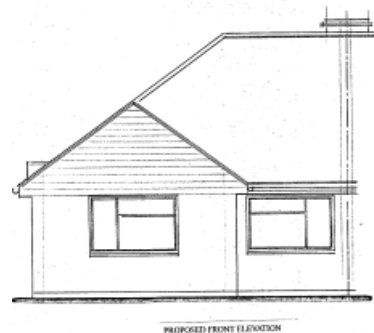
Proposal

The proposal seeks the erection of a 4m deep single storey rear extension with a flat roof.

Existing



Proposed

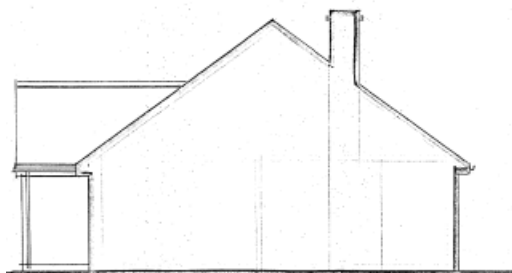




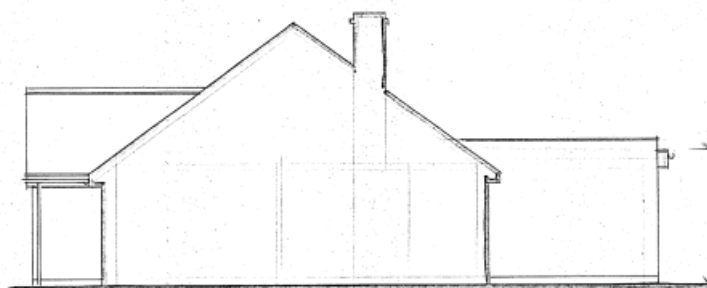
EXISTING SIDE ELEVATION



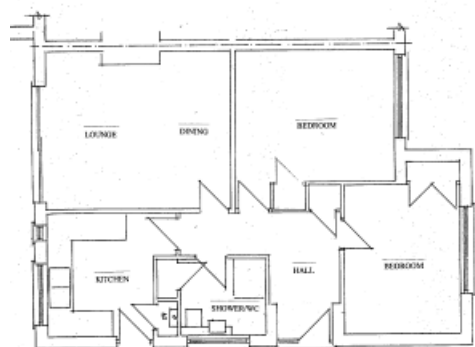
PROPOSED SIDE ELEVATION



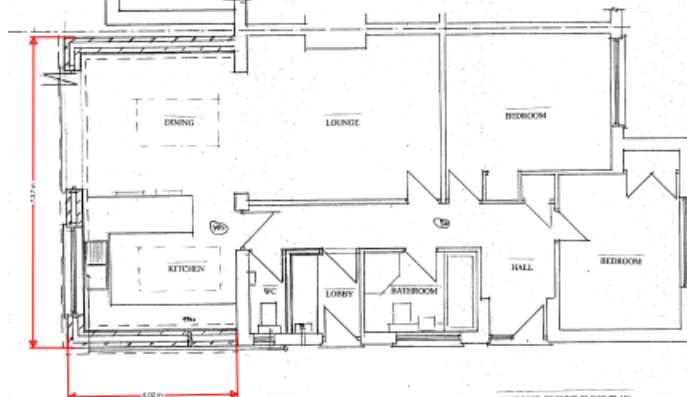
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



Character and Appearance

The application site is a semi detached bungalow with a hipped roof form. The property is set back from the main highway which is a C Classified Road, the site benefits from off road parking to the property frontage as well as two outbuildings which are used for parking vehicles.

Of the two garages in place, one is an original brick built structure with a dual pitch roof, the second is a pre-fabricated structure with a shallow roof form. The garden also has a wooden shed in place which has been relocated from behind the brick-built garage to the foot of the plot.

The proposed single storey rear extension will be 4m in depth with an overall height of approx. 3.2m. The extension will be finished with a flat roof and include two roof lights which will serve the dining and kitchen areas. The extension will be set in from the common boundary and will be finished with a parapet either side.

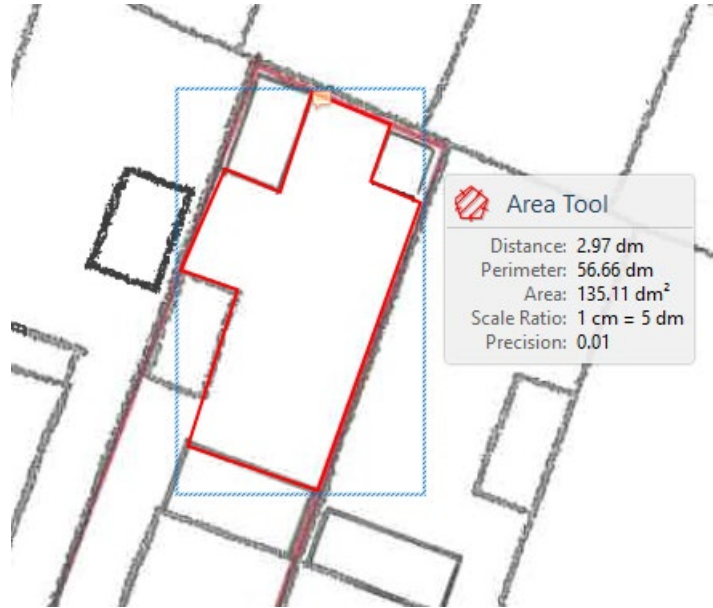


It is noted that there is a single storey rear extension in place at the neighbouring property, however this is slightly smaller than what has been proposed. It is considered that the scale of the proposed extension is not excessive, it is of a reasonable scale and designed with appropriate materials. Such extensions are common within the vicinity and given its rearward siting it would not be visible from a public vantage point.

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

Amenity of Future Occupiers

Post development the resultant garden space equates to approx. 135sqm which demonstrates that post development there will be adequate garden space in line with SPG2 – Residential Layout Guidelines (2020).



Neighbouring Amenity

The proposed extension due to its siting and scale is not liable to harm the amenity of No 71 Hever Court Road. There is however a new window opening proposed in the western flank elevation of the original dwelling which will serve a w/c. A condition will be imposed to ensure that this window is obscure glazed and top hung with a further condition ensuring no other window/door openings are created without prior planning consent.

In terms of impact on the adjoining semi, it is noted that this property already has a single storey rear extension in place and it is considered that there will not be any detrimental loss of light or outlook experienced to this property.

The proposed extension is considered to adequately safeguard the amenity of neighbouring properties and therefore complies with SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will not impact existing parking arrangements and so there are no concerns in this regard.

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
Signed:		Signed:	<i>R Hart</i>
Dated:	06.06.2024	Dated:	6 th June 2024