

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250069

**Location:** 98 Vigilant Way Gravesend Kent DA12 4PN

**Description:** Erection of a double storey side extension. Erection of a part double storey part single storey rear extension. Demolition of garage and creation of a vehicle crossover.

**Applicant:** Mr Davinder Dhot

**Site Visit Date:** 11.03.2025

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### Submitted Documents/Plans

- Application Form
- Drawing No: 98VW/A3/03A (Proposed Elevations)
- Drawing No: 98VW/A3/02A (Proposed Floor and Roof Plans)
- Drawing No: 98VW/A3/01 (Existing Plans, Elevations and Location Map)
- Drawing No: 98VW/A3/04 (Existing/Proposed Block Plans)

### Superseded

- Drawing No: 98VW/A3/02 (Proposed Floor and Roof Plans)
- Drawing No: 98VW/A3/03 (Proposed Elevations)

### Relevant Planning History

No relevant planning history.

### 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 Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

### **Other material considerations**

#### National Planning Policy Framework (2024)

- 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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

#### Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

### **Consultations, Publicity and Representations**

#### Local Ward Councillors

No comments received.

#### Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 24.02.2025 and no comments were received.

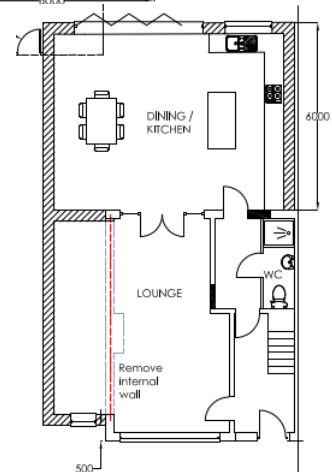
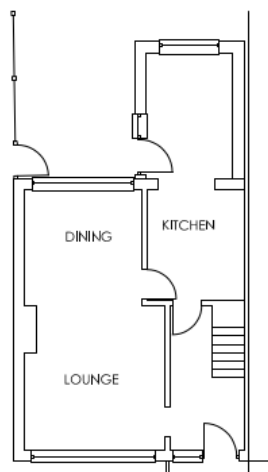
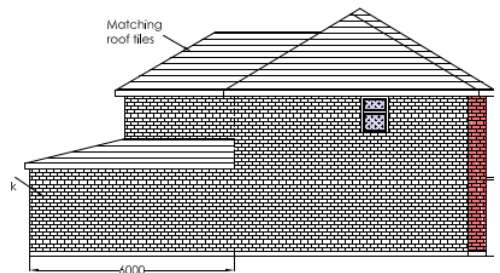
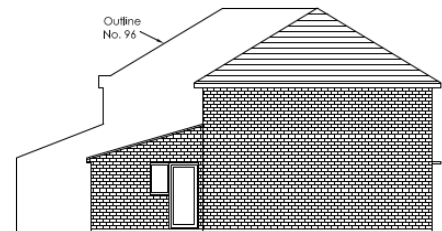
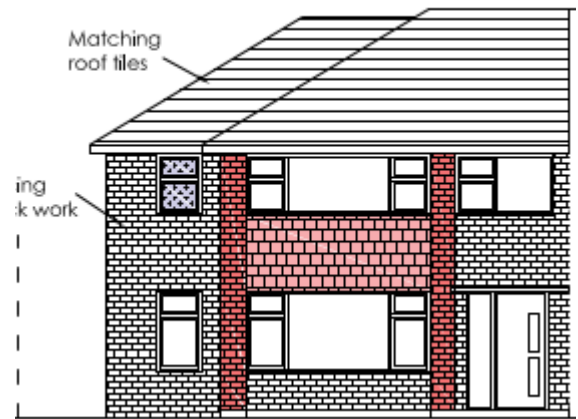
### **Analysis**

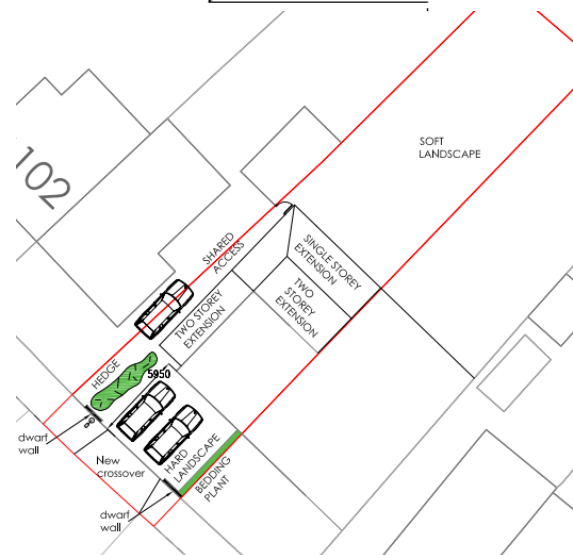
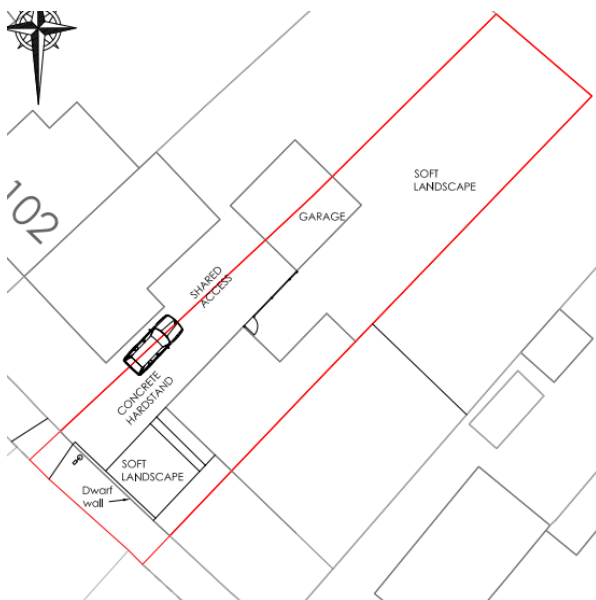
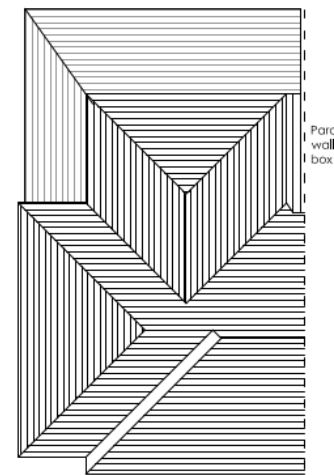
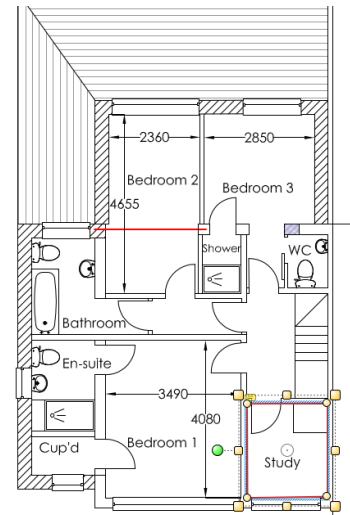
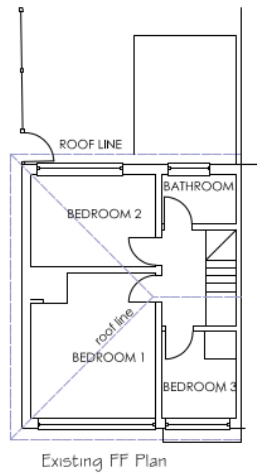
#### Proposal

The proposal seeks to demolish the existing garage and erect a two storey side extension part two storey and part single storey rear extension and creation of a vehicle cross over.

#### **Existing**

#### **Proposed**





## Character and Appearance

The application site is a two storey semi detached house situated within the review park residential estate which forms an urban part of Gravesend. There is currently a part width single storey rear extension in place with a mono pitch roof and aside from this there are no other extensions to the dwelling.

The proposal seeks to demolish the existing rear garage to make way for a part two storey side and single storey rear extensions. The proposed two storey side extension is not considered to be an out of character

addition as there are examples of such extensions in the area.



*Extension at No.96 Vigilant Way.*

The adjoining semi has a similar albeit slightly larger two storey side extension in place which has been erected to the common boundary. The proposed extension in this case will be set away from the common boundary by circa 0.9m. In terms of design and appearance the two storey side extension has been appropriately designed with a set down and set back so to demonstrate a subordinate extension, furthermore the roof profile is acceptable and balances the pair of semis due to No.96 having a similar two storey side extension.

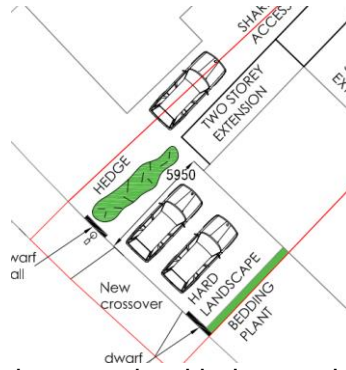


*Permitted proposal at 96 Vigilant Way*

The proposed part two storey/single storey rear extensions are not liable to harm the character and appearance of the wider area due to them not being visible from a public vantage point. The two storey rear extension is well designed with a dual pitch, it will project to the same depth as that of the adjoining semi.

The single storey extension will also have a depth of 6m to match that of the adjoining semi. The single storey element will be slightly larger than that of the two storey element and will be finished with a monopitched hipped roof. The extensions to the rear of the property are deemed to be appropriately designed with matching materials, the extensions will be contained within the applicants boundary and so there will not be any encroachment.

The proposed cross over will result in the removal of a dwarf boundary wall and some soft landscaping, however some planting will be kept which will soften the appearance of the streetscene.



The proposed development is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

### Amenity of Future Occupiers

Post development there will be approx. 173sqm of resultant garden space which is adequate to serve the needs of the proposed development.

The proposed bedrooms are compliant with the Nationally Described Space Standards 2015 and will be served by adequate light and outlook.

In terms of future occupant amenity the proposal safeguards future occupant amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

### Neighbouring Amenity

The proposed development is not liable to impact the adjoining property known as 96 Vigilant Way. The two storey side extension will not be visible from this address and the rear extensions will be constructed inline with what has been built at No.96 so there will not be any overshadowing or loss of outlook. In terms of privacy, there are no fenestrations in the flank elevations which will face directly towards No.96.

With regards to the neighbouring property situated at No.100 Vigilant Way, the two storey element will be constructed closer to this property however it will still be set some 0.9m from the common boundary. It is noted that there is already some overshadowing experienced by this property due to the orientation of the homes and the path of the sun. Whilst the extension will mean the gap between the homes is reduced it will not cause anymore impact than the existing situation in terms of overshadowing.



In terms of privacy there is a window proposed in the flank elevation which will serve a w.c, this will be appropriately conditioned with further restrictions preventing the creation of any new window or door openings.

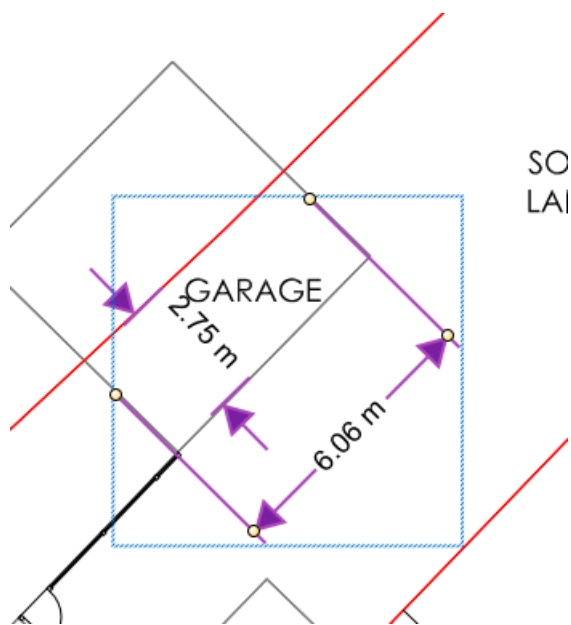
The proposed development will safeguard neighbouring amenity and comply with CS19 Local Plan Core Strategy 2014.

### Parking and Highways

The proposal will result in the demolition of the existing garage and introduction of parking to the property frontage.

It is noted that a third parking space is shown on the plans, this would result in a vehicle driving over the neighbouring property boundary, whilst this would be a civil matter, such a parking arrangement would not count.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 6.0m by 2.7m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



The proposed cross over will provide access to a hardstanding which is of appropriate dimensions for two cars which meets the needs of the development. It is noted that there is a lamp post to the side of the proposed cross over however it would be down to the applicant to get permission from Highways to install a cross over at which point they may also be required to relocate the lamppost at their own cost.

### **Conclusion & Recommendation**

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                     |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b> |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>       |

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|---------------|-------------------|---------------|-----------------------------------|
| <b>Dated:</b> | <b>19/03/2025</b> | <b>Dated:</b> | <b>19<sup>th</sup> March 2025</b> |
|---------------|-------------------|---------------|-----------------------------------|