



Delegated Report

Householder Planning Application

Planning Application No: 20240030

Location: 7 St Chads Drive Gravesend Kent DA12 4EL

Description: Demolition of existing rear canopy and shed. Erection of a single-storey side and rear extension with installation of a rooflight.

Applicant: Mihai Ciobanu

Site Visit Date: 25th January 2024

Submitted Documents/Plans

Application Form

- (01)001 – Location and Existing Site Plans
- (01)002 – Existing Ground Floor and Roof Plans
- (01)003 – Existing Front Elevation
- (01)004 – Existing Side Elevation
- (01)005 – Existing Rear Elevation
- (01)006 – Existing Side Elevation
- (02)001 – Proposed Site Plan
- (02)002 – Proposed Ground Floor and Roof Plans
- (02)003 – Proposed Front Elevation
- (02)004 – Proposed Side Elevation
- (02)005 – Proposed Rear Elevation
- (02)006 – Proposed Side Elevation

Relevant Planning History

Reference	Description	Decision	Decision Date
20190441	Retention of an outbuilding in the rear garden for use as a summer house and storage.	Permitted	27.08.2019

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

GBC Highways Officer:

No comments received.

Neighbouring properties

A site notice was displayed near the site on 25th January 2024. 6no. surrounding properties were consulted by letter, and no comments were received from members of the public. The final date to submit comments ended on 23rd February 2024.

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, Residential Amenity of neighbours and Highway Impacts.

Design, Character and Appearance

The below images have been provided by the planning agent and shows the rear and side elevations of the dwellinghouse.





The proposed development would result in the removal of the open rear canopy, side entrance porch and shed. The side entrance porch is 1.55m². The proposed would erect a side and rear extension with a footprint of 27.55m² therefore result in a 26m² increase. The shed is not attached to this dwellinghouse and would not be considered a domestic adjunct, and the rear canopy has no walls and so is not considered to be built form. As such neither of these features which would be removed have been included in the calculation.

The proposed extension would be a wraparound addition which would extend beyond the side elevation of the main part of the dwellinghouse by 1 metre (0.2m greater than the existing porch to be removed), and beyond the rear elevation by 3 metres. It would have a flat roof and would have a height of 2.9m from ground level.

The existing porch is set back by 1.9m from the frontmost elevation. The proposed extension to the side would be set back by 1.75m from the frontmost elevation, so similarly positioned. From the streetscene the proposed extension would be similarly positioned and similar in width with a flat roof, retaining adequate spacing from the neighbouring boundary. There would be a visible difference from the height increase from 2.5m to 2.9m but this would be a minor change which would not significantly alter the appearance and bulk of the dwellinghouse from the pedestrian perspective.

To the rear the proposed extension would be 2.9m in height and extend along the full width of the elevation plus 1 metre (7.7m width in total). Visually the proposed extension would be subservient in scale, and the low flat roof would reduce potential bulk. The application form states that the addition would use facing brickwork to match the existing, with a GRP flat roof and white upvc windows and doors to match the existing property.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The table below compares the proposed floorspace with the minimum required floorspace as detailed in Table 1 of SPG – Residential Layout Guidelines:

Room Type	Proposed Floorspace (m²)	Minimum required Floorspace (m²)
Bathroom and WC	2.8	3.6
Kitchen	32.8 (including living room and dining room)	7.2
Living Room	32.8 (including kitchen and dining room)	13.2
Dining Room	32.8 (including living room and kitchen)	9.5
Bedroom	12.3	11.2

The proposed WC with shower does not meet the required space standards. However, there is an existing bathroom on the first floor and the planning agent has confirmed that this meets the minimum floorspace required and so adequate facilities are available in addition to this room.

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

Highways and Parking

There would be no change to parking provision but there would be an increase in bedrooms from two bedroom to three as a result of this development. The Kent Vehicle Parking Standards SPG 2006 requires provision of 2 spaces per dwelling for a property with 2 and 3 bedrooms. Therefore, there would be no increase in the parking requirement as a result of the alteration. The existing drive has a width of 6.7m and length of 6.2m (Excluding the pedestrian pathway to the porch door. The size of the drive would not change as a result of the proposed development. The parking bay size for cars should be 5m in length and 2.5m in width. The existing driveway would therefore continue to provide adequate space for parking of 2 cars. Additional cycle provision could be reserved by condition, if approved.

Adequate vehicle and cycle parking (within the existing garden) provision would therefore be available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014

subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26 th February 2024	Dated:	26th February 2024