

Delegated Report

Householder Planning Application

Application No:	20221285
Location:	8 Orchard Avenue, Gravesend, Kent, DA11 7NX
Description:	Erection of a single storey rear extension
Applicant:	Mr D Nirwan
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 29/11/2022;
Drawing no. S01 - P1 - Existing Site Location and Block Plans;
Drawing no. S02 - P2 - Proposed Block Plan;
Drawing no. S03 - P1 - Existing Floor Plans and Elevations;
Drawing no. S04 - P2 - Proposed Floor Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220729	Erection of a two storey and part single storey rear extension.	REFUSED	25.08.2022
19830068	Erection of two storey side extension to form dining room with bedroom over	PERMITTED	14.03.1983

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 28th December 2022.

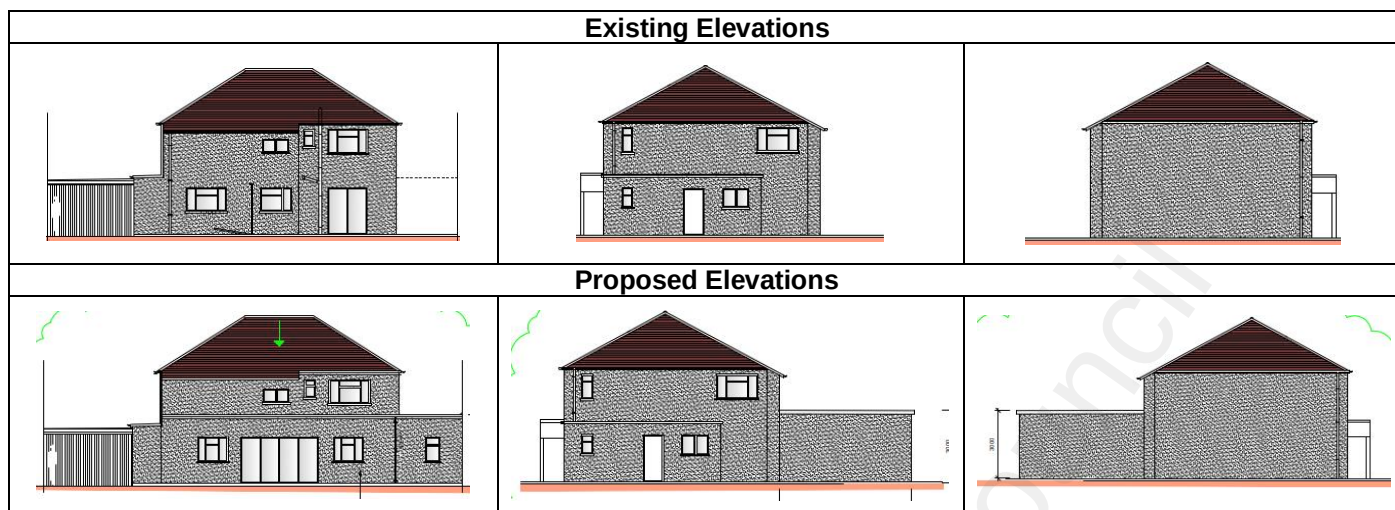
Officer's Analysis

8 Orchard Avenue is a detached two storey dwelling located on the northern side of the highway. The property benefits from a large garden and a hard-paved frontage used for off-street parking. There is an existing lean-to structure surrounding the property, a shed and an outbuilding in the garden.



This application proposes the erection of a

- Depth - 5.7m
- Width - 12.9m
- Height - 3m



The development will create space at ground floor for an open plan living/kitchen, a utility room and an office/games room. There will be bifold doors out onto the garden, with three new rear facing windows.

As part of the development the lean-to structure and shed will be demolished.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey rear extension, stating that care should be taken to their depth and scale to avoid dominating the property, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries.

The proposed extension is large, with a depth of 5.7m, and will substantially increase the scale of the property at ground floor level. However, it is important to consider the permitted development fallback under a prior approval larger homes extension. For a detached property the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, allows a single storey rear extension with an overall depth of 6m, subject to meeting other requirements. Therefore, even though the extension is large and could be considered disproportionate to the original property, the fallback is a material consideration in terms of the overall depth of the proposal.

The extension will be constructed using matching materials and is located to the rear, not visible from any public vantage point and will have no impact on the street scene. As such, the proposed extension is considered to be acceptable in design terms and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed extension will be constructed on the shared boundary with the neighbour (no. 10 Orchard Av) and will extend beyond the rear wall by 5.7m at a height of 3m. Nevertheless, these are detached dwellings and the extension will be approx. 3.4m from the side wall of no.10 and will abut the garage. Therefore, the extension is not considered to have any detrimental impact on the amenity of the neighbour. Similarly, due to the position of the application property on the site the extension is 5m from the shared boundary with no. 6 Orchard Av and as such will have no impact on their amenity.

Overall, there will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. No neighbour representations have been received. As such the proposal is considered to safeguard the amenity of adjoining 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. The driveway has sufficient space to accommodate vehicles in accordance with Gravesham's adopted parking guidance (SPG4) (2006).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed extension is single storey, will be constructed using matching materials and although large is within the permitted development fallback position and will have no impact on the character or appearance of the street scene. Moreover, the amenity of future occupiers and neighbouring properties is safeguarded and there is adequate space for off-street parking.

Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20 th January 2023	Dated:	20 January 2023