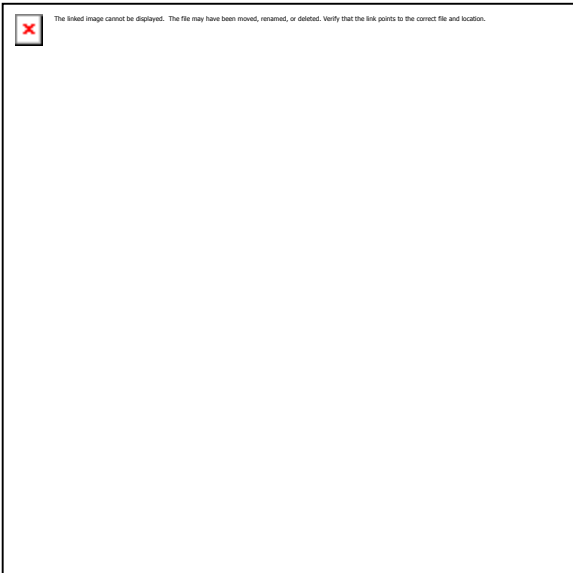




Delegated Report

Householder Planning Application

Planning Application No: 20220208

Location: 106 Wrotham Road Gravesend Kent DA11 0QH

Description: Erection of single storey side extension and single storey rear extension.

Applicant: Mr & Mrs Russell and Nicola Mehrad and Parish

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Planning Application Form;
Drawing No. PA-010 – Location Plan;
Drawing No. PA-020 – Existing Block Plan;
Drawing No. PA-021 – Proposed Block Plan;
Drawing No. PA-030 – Existing Plans and Elevations;
Drawing No. PA-100 – Proposed Ground Floor Plan;
Drawing No. PA-110 – Proposed Roof Plan;
Drawing No. PA-500 – Proposed East Elevation;
Drawing No. PA-501 – Proposed South Elevation; and
Drawing No. PA-502 – Proposed North Elevation.

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

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 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 SPD, October 2021

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was advertised by individual letters sent to four surrounding properties with an overall expiry date of 18th March 2022. No representations were received.

The Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

Proposal

The application seeks permission for the erection of single storey side extension and single storey rear extension. The side extension would project 1.85m from the side of existing principle side elevation, be 6.6m in length and 3m in height to the flat roof with parapet wall and 2no. roof lights. The rear extension would project 3.94m from the existing principle rear elevation, be 3.95m in wide and 3m in height to the flat roof with parapet wall and 1no. roof light. The overall development would extend the existing kitchen and create a new dining area. The existing single storey rear projection would be demolished.

Design, Character and Appearance

The site is located within the urban area of Gravesend. 106 Wrotham Road is a two storey semi-detached dwelling. The property has a two storey outrigger that is traditional with these period properties and a single storey lean-to projection off that.

This application proposes the single storey side extension infilling the side gap off the outrigger and demolition of the existing lean-to single storey projection and the erection of replacement single storey rear extension.

Overall, the extensions are not considered to be excessive in size or bulk and would not detract from the host dwelling, in accordance with Policy CS19 (LPCS).

Both extensions are not visible from any public vantage point and will not impact on the street scene. As such it is considered that the proposal would accord with Policy CS19 (Development and Design Principles) of Gravesend's Local Plan Core Strategy (LPCS) (2014), Section 12 of the National Planning Policy Framework (NPPF) (2021) and Householder Extensions/Alterations Design Guide SPD, October 2021.

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development, will have a depth of 21.18m and an approximate area of 152.51m² which complies with Gravesend's Residential Layout Guidelines (RLG) (2020).

Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. There is not considered to be any overshadowing as the side extension would not project further to the side than the principle side elevation of the main property and the rear extension would not project further than the existing lean-to extension. Furthermore, with both being single storey with heights no greater than 4m, there will be no overlooking from the rear extensions.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Parking and Highways

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

Any Other Material Planning Considerations

Impact on Biodiversity

The development will not significantly alter the existing garden and therefore would pose no adverse impact.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The extensions are not visible from any public vantage point, will be constructed using appropriate materials. Moreover, the development will safeguard the amenity of future occupiers, as well as adjoining properties. Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	21 st April 2022	Dated:	22nd April 2022