

Delegated Report

Householder Planning Application

Planning Application No: 20221352

Location: 14 Istead Rise Gravesend Kent DA13 9JF

Description: Erection of a rear single storey extension for part width of the house.

Applicant: Mr Anthony Tomkins

Site Visit Date: 17.01.23

Submitted Documents/Plans

Application Form;

Drawing No. AT-14-51 (A) – Rear Elevation and Ground Floor Plan – Existing and Proposed;

Drawing No. AT-14-52 (A) – Side Elevations – Existing and Proposed;

Drawing No. AT-14-53 (A) – Location plan;

Drawing No. AT-14-54 (A) – Block plan – Proposed;

Drawing No. AT-14-55 (A) – Grounds Floor Plan – Proposed; and

Drawing No. AT-14-56 (A) – Block Plan – Existing.

Plan Note

It was noted on site that the existing conservatory shown on the plans and located to the side of the property has been demolished and the single storey side extension for application 20220449 (allowed on appeal) was under construction. This does not affect the assessment of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220768	Single storey rear extension with a depth of 5.64 metres, maximum height of 4.00 metres and eaves height of 3.40 metres.	Prior Approval is Required and Refused	19.08.22
20220449	Erection of single storey side extension	Refused Allowed on appeal	14.06.2022 06.09.22

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
- 4 – Decision-making
- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment

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 (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward councillors

No Comments.

Neighbouring properties

Five surrounding properties were consulted, and no representations were received. The overall consultation period expired on 30.01.23.

Officers Analysis

14 Istead Rise is a detached dwelling located on the northern side of the highway, on the corner of Istead Rise and Brookside Road. The property is characterised by a sloping mansard roof design, with mixed materials of hung tiles, wooden cladding and render.



The property benefits from a large driveway and detached garage to the front. There is a single storey side extension under construction (20220449- allowed on appeal), an existing single storey rear projection and an existing two storey rear projection.

This application proposes the demolition of the single storey rear projection and erection of a larger replacement extension which will be constructed directly next to the two storey projection. Although not explicitly shown on the existing drawings, the proposed plans show the existing shed/outbuilding to be removed.

Design, Character and Appearance

The development will create space for internal layout changes incorporating a new shower room and shall have the following dimensions:

- Eaves height 3.10m
- Maximum height (inclusive of roof lantern) 3.90m
- Depth 5.00m
- Width 4.88m

Although the extension is fairly substantial, especially when considered cumulatively with the new side extension, a similar development could be constructed under a Permitted Development Larger Homes application provided there was a small gap between the existing projection and the proposed new extension, and as such, it is considered acceptable in principle. Furthermore, being single storey and part width of the existing dwellinghouse, means the extension is overall considered to be subservient to the main dwelling.

The extension will have a green flat roof and is to be constructed using acceptable external materials to match the existing dwelling including; brickwork and white framed double glazed windows and doors to match the existing.

It will be possible to see the extension from the public vantage point due to the sites corner location, however the existing boundary treatment would screen much of the single storey development from view. Therefore, it is not considered to detrimentally impact the appearance of the dwelling or surrounding area. There is also a gap of 3.1 metres to the boundary of the property which limits the wider visual impact.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Although the side extension under construction is omitted from the proposed block plan, there is sufficient resultant garden area and depth post development, in accordance with Gravesham's

Residential layout guidelines (RLG) amended June 2020. The RLG (2020) also sets out expected room sizes, and the new kitchen/diner and shower room exceeds the requirements. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received, however the development has been assessed in terms of neighbouring amenity below.

The proposal, in situ, will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways

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

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the development is not considered to have a detrimental impact on the landscape which is therefore in accordance with Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014.)

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the erection of a single storey rear extension is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension to an existing dwelling is unlikely to have any archaeological impact due to the shallow nature of the foundations.

Biodiversity

The green roof is considered positive and would off-set biodiversity lost from development, in accordance with Section 15 of the National Planning Policy Framework (2021).

Conclusion

Overall, and with consideration to what could be constructed under a Permitted Development Larger Homes application, the single storey rear extension is considered to be acceptable. It will be constructed using appropriate external materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	21 st February 2023	Dated:	23 February 2023