

Delegated Report

Householder Planning Application

Planning Application No: 20230937

Location: 5 The Curlews Gravesend Kent DA12 5QJ

Description: Demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Selina Hoang

Site Visit Date: 6th November 2023

Submitted Documents/Plans

Application Form dated 04/09/2023;
OS Plan – received 08/09/2023;
Drawing Number RPS/GR/BP1 REV 1 (REVISED Block Plans – Existing and Proposed);
Drawing Number RPS/GR/04 (Side Elevation – Existing and Proposed);
Drawing Number RPS/GR/03 (Side Elevation – Existing and Proposed);
Drawing Number RPS/GR/02 (Front and Rear Elevations – Existing and Proposed); and
Drawing Number RPS/GR/01 REV 1 (REVISED Ground Floor Plans – Existing and Proposed).

~~Drawing Number RPS/GR/BP1 (Block Plans – Existing and Proposed);~~
~~Drawing Number RPS/GR/01 (Ground Floor Plans – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19840393	Erection of 100 dwellings with car parking and garages associated earthworks and laying out of access road onto Hillside Avenue and Old Road East	Permitted	22.11.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

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 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);
- Householder Extensions/Alterations Design Guide (2021);

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period expired on 09.10.2023.

Officer's Analysis

Design, Character and Appearance

5 The Curlews is a detached dwellinghouse located on the Southern side of the highway. The application site is set on a gradual downward slope with houses staggered to accommodate the changes in land levels. The property has a garage and hardstanding to the frontage and a conservatory to the rear which the application looks to demolish.



The application proposes the demolition of existing conservatory and erection of a single storey rear extension.

The extension will have a shallow pitch roof at the height of 3.5m and an eaves height of 2.5m, will extend beyond the rear wall by 5m and have a width of 6.55m.

The proposal will create space for a new kitchen area and home office. It will be finished with brickwork to match the existing dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has a useable area of 158.66 sqm and a remaining depth of 8.82m. As such the depth measures slightly below the recommended guidelines. However, on balance it would be unreasonable to refuse the application on this alone.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The application site is located on a gradual downward slope, where properties are staggered to accommodate for the changes in land levels. As such, the dwelling is situated at a higher level than that

the of neighbouring property know as 4 The Curlews. However, due to the modest height of the proposal and the existing conservatory and boundary treatments at the neighbouring property, the development is unlikely to have a detrimental impact in terms off loss light, or sense of enclosure. It is also set in from the side.

There are no proposed windows to the flank elevations so the proposal will not have a detrimental effect on the privacy of neighbouring properties.

As such, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	13th November 2023	Dated:	13 November 2023