



Delegated Report

Householder Planning Application

Planning Application No: 20240334

Location: 26 Salcote Road Gravesend Kent DA12 4RB

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

Applicant: Mr and Mrs Denham

Site Visit Date: 25.04.24

Preliminary Matters

As submitted, the proposed side extension was considered excessive in scale and unsympathetic to the main dwelling. As such, the agent was contacted to give the opportunity to amend the plans; with a reduction to the height and width of the extension sought. Revised plans were sent and were accepted by the Local Planning Authority on 06.06.24. In this instance, reconsultation was not necessary due to the overall reduced impact of the scheme.

Submitted Documents/Plans

Application Form;
Drawing No. M503/P01a – REVISED PLAN Site Location Plan and Block Plan – Proposed;
Drawing No M503/P02a – REVISED PLANS Ground Floor – Proposed;
Drawing No M503/P03a – REVISED PLANS First Floor Plan and Roof Plan – Proposed;
Drawing No M503/P04 – REVISED PLANS Elevations and Section – Proposed;
Drawing No M503/E01 – Site Location Plan and Block Plan – Existing;
Drawing No M503/E02 – Floor Plans – Existing; and
Drawing No M503/E03 – Elevations and Section – Existing.

Superseded Plans and Documents

~~Drawing No. M503/P01a – Site Location Plan and Block Plan – Proposed;~~
~~Drawing No M503/P02a – Ground Floor Plan – Proposed;~~
~~Drawing No M503/P03a – First Floor Plan and Roof Plan – Proposed; and~~
~~Drawing No M503/P04 – Elevations and Section – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230226	Demolition of existing conservatory and erection of part two storey, part single storey rear extension.	Permitted	28.04.2023

Planning History Note

The above permission for the *demolition of existing conservatory and erection of part two storey, part single*
DRR3 – Delegated Report V3

storey rear extension has not been implemented. In addition, it is noted the plans show that this current application and application 20230226 cannot be implemented independently of one another, were permission be forthcoming for this current application. As such, the previous permission will not form part of the assessment for this application.

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

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

- 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); and

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 25.04.24 and no responses were received. The overall consultation period expired on 17.05.23.

Officer's Analysis

26 Salcote Road is a two storey end of terrace property. There is a rear access to garages located to the side and rear of the property.



This application proposes the demolition of the existing conservatory and the erection of a single storey side extension.

Proposed Development

The development would create space for a utility room, WC, new kitchen/dining area and enlarged living room at ground floor level.

The extension would have the following dimensions:

- Height 3.49m
- Eaves height 2.63m
- Depth 5.99m
- Width 3.25m





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

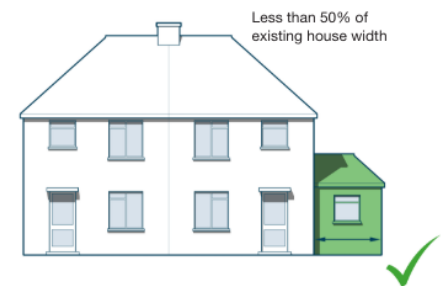
Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The guidance has a section on side extensions and highlights the importance of considering the surrounding context. An extract from the design guide is included below.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

The proposed external materials for the development would include brickwork, fenestration and interlocking clay roof tiles to match the existing, and as such are considered acceptable materials.

The property is located on a corner plot and the development would be highly visible from the public vantage point. As such, it is important to ensure the design of the proposal would integrate well with the surrounding area. The plans show the side extension would be set back from the front elevation and set in from the rear elevation, which is desirable. It is noted that the width of the extension is greater than half the width of the dwellinghouse, however, the extension overall is considered subservient and sympathetic to the main dwelling, and would not detract from the character and appearance of the area.

Therefore, the proposal is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The proposed block plan shows sufficient garden space would be retained post development. The RLG (2020) also sets out expected room sizes, and the plans show the proposed new room sizes are acceptable, albeit room space for utility rooms are not specified within the RLG (2020).

Overall, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The development would be situated a sufficient distance from neighbouring properties. As such, there are no concerns raised in terms of loss of light, outlook or that the development would be likely to cause a sense of enclosure. In terms of privacy, the proposed window in the front elevation of the extension would be approximately 20.38m away from the window of No. 23, opposite. This falls slightly under the

21.00m privacy distance set out by the RLG (2020). However, this is minimal, and it is noted that this would not be worse than the existing situation. As such, the privacy distance is not considered significant enough to be detrimental to neighbouring amenity.

As such, the proposed development safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no parking or highways concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

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

The overall scale of the proposed extension is considered to represent a subservient addition that would be sympathetic to the existing dwelling and character of the area. Furthermore, the proposal is considered to safeguard the amenity of future occupiers and neighbours.

As such the proposal is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	12.06.2024	Dated:	12th June 2024