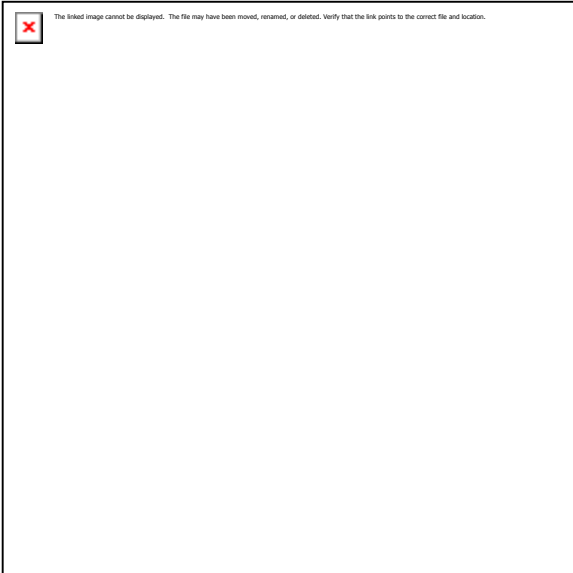




Delegated Report

Householder Planning Application

Planning Application No: 20220046

Location: 48 Astra Drive Gravesend Kent DA12 4PY

Description: Erection of a ground floor side extension to form utility and shower room.

Applicant: Mrs Beverley Durkin

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form;
Drawing No. BD/01 – Existing Site Location, Block Plans & Proposed Block Plan;
Drawing No. RD/02 - Existing Ground Floor Plan and Elevations;
Drawing No. BD/03 – Proposed Ground Floor Plan;
Drawing No. BD/04 – Proposed Rear Elevation;
Drawing No. BD/05 – Proposed Side Elevation;
Drawing No. BD/06 – Proposed Front Elevation; and
Drawing No. BD/07 – Section A-A.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport

CS12 – Green Infrastructure
CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994) (the Local Plan):

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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

Neighbouring Properties

The application has been advertised by individual neighbour letters to 8 properties with a consultation expiry date of 9 March 2022. No letters of representation have been received.

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

Analysis

Proposal

This application seeks permission for the demolition of the existing side garage and the construction of a single storey side extension, projecting approx. 2.37m at the front from the principle side elevation, 7.46m in length before decreasing to 1.96m in projection with a length of 2.46m in depth, 2.75m in height with a flat.

The proposal would result in a replacement garage, and new shower and utility.

Existing Front Elevation

Proposed Front Elevation



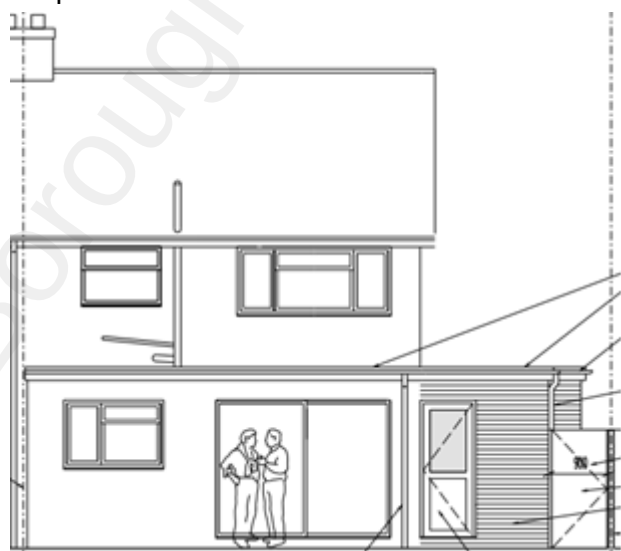
Existing Rear Elevation



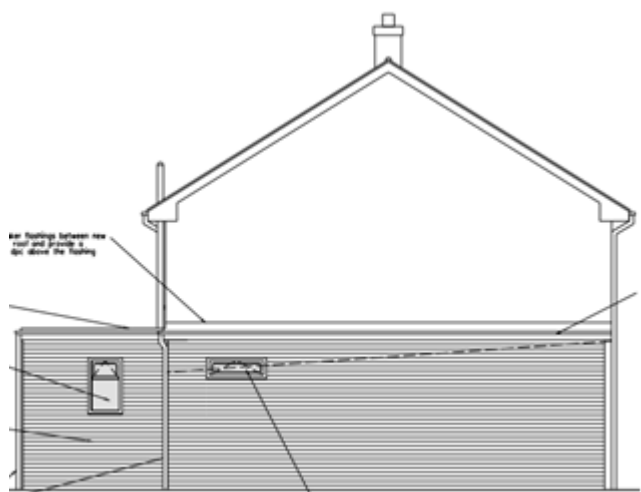
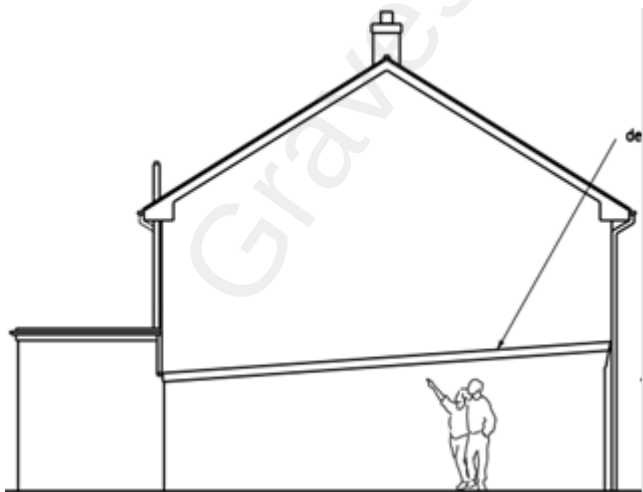
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling and benefits from an existing block paved driveway and attached single garage.



The single storey side extension would replace the existing flat roof garage and would not be set any closer to the common boundary or forward than the existing. It would be positioned adjacent to the neighbouring garage. The additional side extension would be set approx. 460mm from the common boundary and would not project further to the rear than the existing rear extension

Overall it is considered that the proposed extension has been designed to be sympathetic to the host property and the character of the area and would have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The property most affected by the proposals would be the dwelling to the west, No. 50 Astra Drive.

As stated above, the proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The single storey side extension would not be set closer to the common boundary than the existing attached garage and No. 50 has a similar arrangement with an attached garage to the side. Therefore there are no habitable room windows near to the development, and as such would not result in any loss of outlook, overbearing or overshadowing that would result in detrimental harm to the amenities of the occupiers of No. 50.

Therefore, overall, it is considered that the proposal would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in an increase in bedrooms and the existing garage would be replaced, together with the exiting driveway providing parking for a further 1-2 cars. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation:

Permission Subject to Conditions

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	11 th March 2022	Dated:	11th March 2022