



Delegated Report

Householder Planning Application

Planning Application No: 20221073

Location: 91 Whitehill Road Gravesend Kent DA12 5PL

Description: Erection of single storey rear extension.

Applicant: Mr M Sohanpal

Site Visit Date: 15.12.22

Submitted Documents/Plans

Application Form;

Drawing No. WRP.01 – Ground Floor Plans – Existing and Proposed;

Drawing No. WRP.02 – First Floor Plans – Existing and Proposed;

Drawing No. WRP.03 – Roof Plans – Existing and Proposed;

Drawing No. WRP.04 – Front and Rear Elevations - Existing and Proposed;

Drawing No. WRP.05 – Left Side Elevations – Existing and Proposed;

Drawing No. WRP.06 – Right Side Elevations – Existing and Proposed;

Drawing No. WRP.07 – OS Plan;

Drawing No. WRP.08 – REVISED Block Plan – Existing; and

Drawing No. WRP.09 – REVISED Block Plan – Proposed.

Superseded Documents/Plans

~~Drawing No. WRP.08 – Block Plan – Existing; and~~

~~Drawing No. WRP.09 – Block Plan – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20081097	Conversion of existing garage into a garden room and erection of a new detached garage at the side.	Permitted	04.02.2009
20050989	Erection of first floor rear and side extension to form two enlarged bedrooms and dressing room.	Permitted	10.01.2006
20010403	Demolition of existing garage and erection of a detached garage/storeroom at the side and erection of a replacement front boundary wall mounted with railings varying in height from 1.7m to 1.95m.	Permitted	16.07.2001
19980517	Erection of single storey rear extension to form enlarged dining room, with room off, bathroom and wc and erection of a front porch.	Permitted	06.10.1998

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comment received.

GBC- Highways Officer

Whilst the proposal adds another bedroom to the property there is more than adequate parking to the front that meets requirements. However, to comply with SPG4 a secure weather proof cycle shelter should be provided for a minimum of one cycle.

Natural England

No comments received.

Neighbouring properties

13 surrounding properties were consulted, a site notice was displayed on 15.12.22 and no responses were received. The overall consultation period expired 06.01.23.

Officer's Analysis

91 Whitehil Road is a two storey detached property located south west of the highway.



This application proposes a single storey rear extension with some fenestration alterations.

Design, Character and Appearance

The development will create space for internal layout changes to facilitate a bedroom and bathroom and shall have the following dimensions:

- Eaves height 2.95m
- Height 3.80m
- Depth 4.36m
- Width 3.41m

The extension will have a dual pitched roof and is to be constructed using acceptable external materials to match the existing dwelling including; roof tiles, rendered and painted blockwork and UPVC windows and doors. The floor plans and elevations also indicate a small low gradient ramp is to be installed in the rear garden.

The extension will not be seen from the public vantage point as it is single storey and located to the rear of the property. It is noted a new window and roof overhang may be visible from the street scene, however this is minimal and is not considered to detrimentally impact the appearance of the dwelling or surrounding area.



PROPOSED FRONT ELEVATION

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

Gravesham's residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden area will comply with these requirements. The RLG (2020) also sets out expected room sizes, and the new bedroom and bathroom 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 will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The plans show the extension will not have any windows or doors in the flank elevation facing number 93 Whitehill Road. Furthermore, it is considered any impact from the new door facing towards the garden of number 89 is mitigated as it will be at ground floor level, there is sufficient distance between the development and the neighbouring property and also the existing high level boundary treatments serves as a screen between the properties to ensure privacy is protected. 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 and Parking

In order to comply with SPG 4 - KCC Parking Standards (2006), Gravesham's Highways Officer has advised a secure weather proof cycle shelter should be provided for a minimum of one cycle. When a site visit was undertaken it was noted that the application site has several existing outbuildings which could potentially be used for cycle storage.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable 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:	18 th January 2023	Dated:	19 January 2023