



Delegated Report

Householder Planning Application

Application No:	20240305
Location:	32 Gatwick Road, Gravesend, Kent, DA12 5AJ
Description:	Erection of a single storey rear extension.
Applicant:	Mr. J. Singh Dhillon
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 28 March 2024;
- Drawing no. 01 – Rev. A – Existing Location Plan and Floor Plans;
- Drawing no. 02 – Rev. A – Existing Elevations;
- Drawing no. 03 – Rev. A – Proposed Floor Plans;
- Drawing no. 04 – Rev. A – Proposed Elevations;
- Drawing no. 05 – Rev. A – Existing and Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240090	Prior approval application for a single storey rear extension with a depth of 4.50 metres, maximum height of 3.47 metres and eaves height of 2.80 metres.	PRIOR REFUSED	11.03.2024

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 (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

- SPG 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)

Consultations, Publicity and Representations

External Consultees

Kent County Council Heritage – The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 18 April 2024.

In addition, six surrounding properties were consulted and no representations were received. The consultation period expired 10 May 2024.

Officer's Analysis

Site Description

32 Gatwick Road is a two storey terraced property located on the western side of the highway.

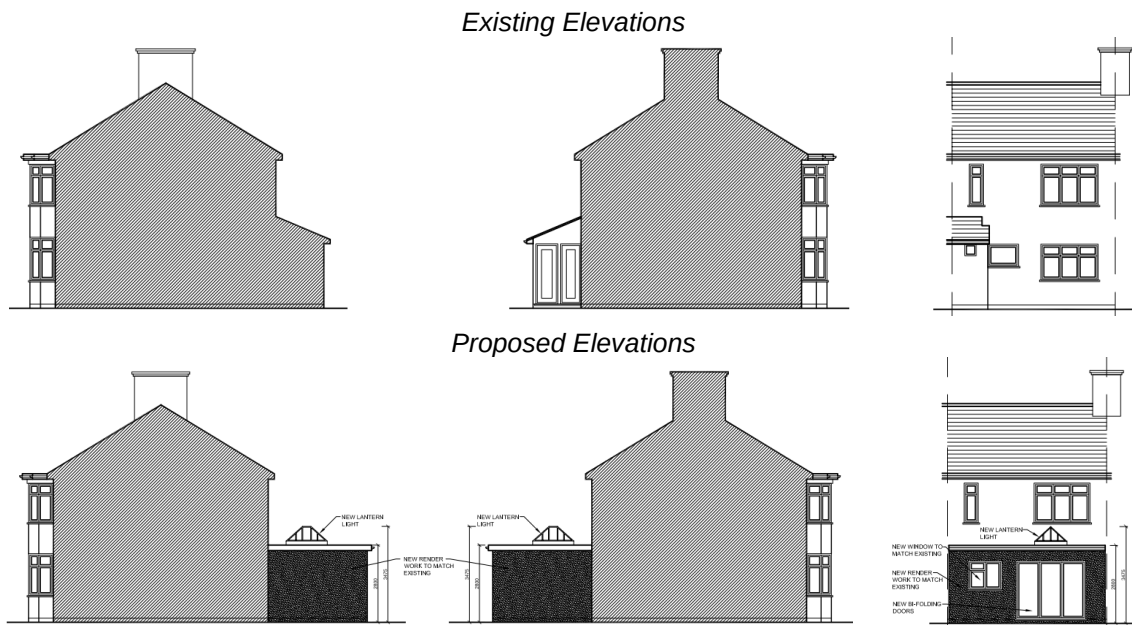


The property has not previously been extended.

Proposed Development

This application proposes the erection of a single storey rear extension. The proposed extension would have a flat roof and be set-in from the shared boundaries on both sides. The extension would have the following dimensions:

- Depth – 3.8m
- Width – 5.6m
- Height (max) – 3.475m
- Height (eave) – 2.8m



The extension would create space for an enlarged kitchen/diner, a new family room, utility room and a shower room. There would be a roof lantern to provide additional light into the kitchen/diner and a window and bifold doors out onto the garden.

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. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. In this case, the rural character of the area and other surrounding dwellings should be considered. The SPG (2021) goes on to state that single storey rear extensions should not dominate the original property, should be at appropriate heights, should not exceed the width of the property and should be constructed using matching materials.

The extension hereby proposed is not excessive in size or scale to dominate the host dwelling and is subservient at an appropriate height. It is considered to be well designed and will be constructed using matching materials.

Overall, the proposed extensions will have no impact on the street scene and are proportionate to the main dwelling. Therefore, the development is considered to be well designed and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extension would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. The remaining garden area is sufficient. Therefore, the 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

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure. It is set in from both shared boundaries and is not excessive in height or depth. No representations have been received.

As such, the development is considered to safeguard the amenity of neighbours in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no parking or highway issues related to this proposal. The property benefits from a driveway for off-street parking and there will be no uplift in bedrooms as part of this development.

Conclusion

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

The development will have no impact on the character or appearance of the dwelling or street scene, will safeguard future occupier and neighbouring amenity, and is acceptable in highway terms.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th May 2024	Dated:	28 May 2024