



Delegated Report

Householder Planning Application

Planning Application No: 20231337

Location: 27 Fairview Road Istead Rise Gravesend Kent

Description: Erection of a single storey side extension and a single storey rear extension.

Applicant: Mr Lewis Deakin

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/12/2023;
Site Location Plan – Received 02/01/2024;
Drawing Number FA-001-500 (Elevations and Floor Plans – Existing);
Drawing Number FA-001-210 (Elevations and Block Plan – Proposed);
Drawing Number FA-001-210 (Block Plan – Existing); and
Drawing Number FA-001-200 (Floor Plan, Roof Plan and Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19880539	Construction of dormer extension in the rear roof slope to form bedroom and boxroom	Permitted	12.08.1988
19850623	Erection of single storey rear extension to form utility room and enlarged lounge diner	Permitted	24.09.1985

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

- 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); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no objections, the front driveway has adequate car parking provision to comply with guidance. However, with the additional bedroom a cycle parking space should be provided to comply with adopted guidance.

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 8th January 2024. No responses were received and the consultation period ended on 24th January 2024.

Officer's Analysis

Design, Character and Appearance

27 Fairview Road is located within the rural settlement of Istead Rise which is inset from the Green Belt and is a semi-detached property set within a spacious rear garden. The property is hard standing to the frontage for off road vehicular parking. The property has previously been extended to the rear, which the application looks to increase.



The application proposes the erection of a single storey side extension and a single storey rear extension.

The single storey rear extension will look to increase the footprint of the existing rear extension. The extension will have a flat roof at a height of 2.65m. It will project 5.75m from the rear elevation and span 8.35m across. The extension will create space for an open plan kitchen and dining area with bi-fold doors leading to the rear garden.

The single storey side extension will have a pitched roof at a maximum height of 4.25m and an eaves height of 2.3m. It will project from the side elevation by 1.6m with a 1m remaining gap to neighbouring boundary. It will be set back from the front elevation by 1.2m and set down by 1.5m.

The extension will create space for a fourth bedroom and a study and incorporate a porch. There will be 3no windows serving the study, fourth bedroom and glazed to the porch area and will relocate the main entrance door from the side to the front elevation.

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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Guidelines state that a single bedroom should have a minimum floor space of 6.5 sq. m. The proposed fourth bedroom to the side extension would have a floorspace of approx. 5.5 sq. m, which is below the current guidelines. However, as the shortfall in floorspace is minimal, it would be unreasonable to refuse the application on this matter alone.

The application looks to increase the number of bedrooms at the property from three to four. Gravesham's Residential Guidelines state that property with four bedrooms should have a minimum rear

garden area of 100 sq. m and a minimum depth of 10m. Post development the site will have a minimum rear depth of approx. 25m and an area of approx. 247 sq. m, in accordance with the suggested guidelines.

As such, 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 introduces a habitable window to the flank elevation serving the newly formed fourth bedroom. Whilst there are windows to the flank elevation of neighbouring property 29 Fairview Road, these serve the bathroom and kitchen which are not considered to be habitable rooms. As such there are no concerns raised with a loss of neighbouring privacy.

Furthermore, due to the modest height of the proposal and existing developments to neighbouring properties, the application is not considered to have any detrimental effects on neighbouring properties in terms of loss of light or sense of enclosure.

Overall, 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).

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The erection of a single storey side extension and a single storey rear extension is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	21st February 2024	Dated:	23 rd February 2024

--	--	--	--