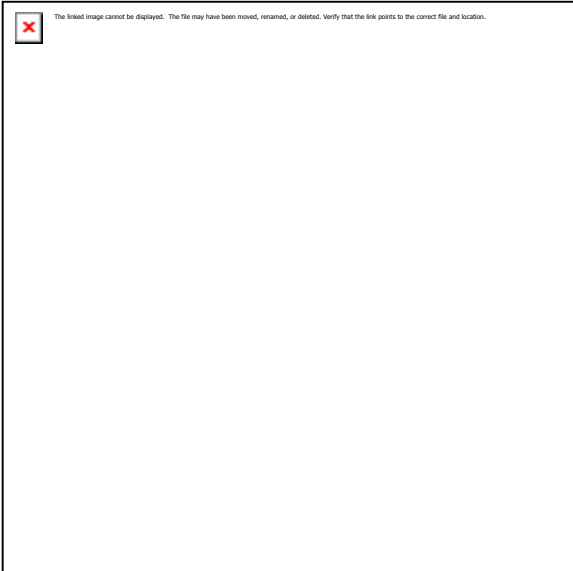




Delegated Report

Householder Planning Application

Planning Application No: 20220617

Location: 1 Britannia Drive Gravesend Kent DA12 4RP

Description: Erection of single storey front and side extension

Applicant: Mr Grant Bannister

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
OS Plan;
Drawing No.22/0403 – Existing Proposed Elevations and Floor Plans;
Existing Block Plan; and
Proposed Block Plan.

Relevant Planning History

No relevant planning history.

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)

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

- 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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

7 surrounding properties were consulted and no comments received. The overall consultation response date was 01 July 2022.

Officer's Analysis

Design, Character and Appearance

The property is a typical 1960s design on a corner plot which has dead frontage onto Vigilant Way at ground floor and first floor with the front door being on the side of the property (Britannia Drive). This modest extension will help remove the dead frontage and add much needed character to the dwelling. The extension is considered to be well designed and not excessive in size. There are no adverse impacts on the wider street scene and overall no conflict with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity of Future Occupiers

The proposal is for a porch and utility room which are not habitable rooms and there is no conflict with the residential layout guidelines. Sufficient garden area is retained for future occupiers and there is no conflict with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed single storey front and side extension will not result in any impact on the amenity of surrounding properties.

No representations have been received.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues with this application.

Conclusion & Recommendation

The application has been fully considered and is in accordance with local and national planning policy. The proposed extension is subservient to the host dwelling, is moderate in size and will be constructed using appropriate materials to match the existing dwelling. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. It is recommended that planning permission is granted, subject to conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	22nd July 2022	Dated:	22 July 2022