



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230554

**Location:** 27 Whitehill Road Gravesend Kent DA12 5PE

**Description:** Erection of a single storey rear extension with rooflights.

**Applicant:** Mr Daniel Alderman

**Site Visit Date:** 20.07.23

### Preliminary Matters

As submitted, there were concerns with the proposed development including; the depth of the extension, extending out past the rear outrigger, the roof overhang and its impact on neighbouring amenity in terms of causing a sense of enclosure. Therefore, the agent was emailed on 05.07.23 to give the opportunity to amend the plans. Revised plans demonstrating a lower parapet wall were received on 06.07.23. Following a site visit to the property on 20.07.23, the plans were accepted by the Local Planning Authority. In this instance, reconsultation was not required.

### Submitted Documents/Plans

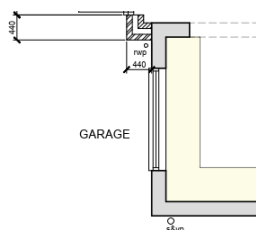
Application Form;  
Supplementary Information – Article 13 Notice – Letter to neighbour;  
Supplementary Information – Notice Under Article 13;  
Drawing No. 01 – Plans and Elevations – Existing;  
Drawing No. 02A – REVISED Plans and Elevations – Proposed;  
Drawing No. 03A – Site Location Plan;  
Drawing No. 04A – Block Plan – Existing;  
Drawing No. 05A – Block Plan – Proposed; and  
Drawing No. 06 – Section Through Extension.

### Superseded Documents/Plans

Drawing No. 02 – Plans and Elevations – Proposed;

### Plan Note

The annotation 'Garage' on the Floor Plans is considered erroneous:



This does not affect the determination of this application.

## **Relevant Planning History**

No relevant history.

## **Development Plan**

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

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

## **Consultations, Publicity and Representations**

### Consultees

#### Local Ward Councillors

No comments received.

#### Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 15.06.23 and no responses were received. The overall consultation period expired on 07.07.23.

## **Officer's Analysis**

27 Whitehill Road is a two storey semi detached property located south west of the highway. The property benefits from a side access with garage, along with a two storey outrigger to the rear.

## Google Image

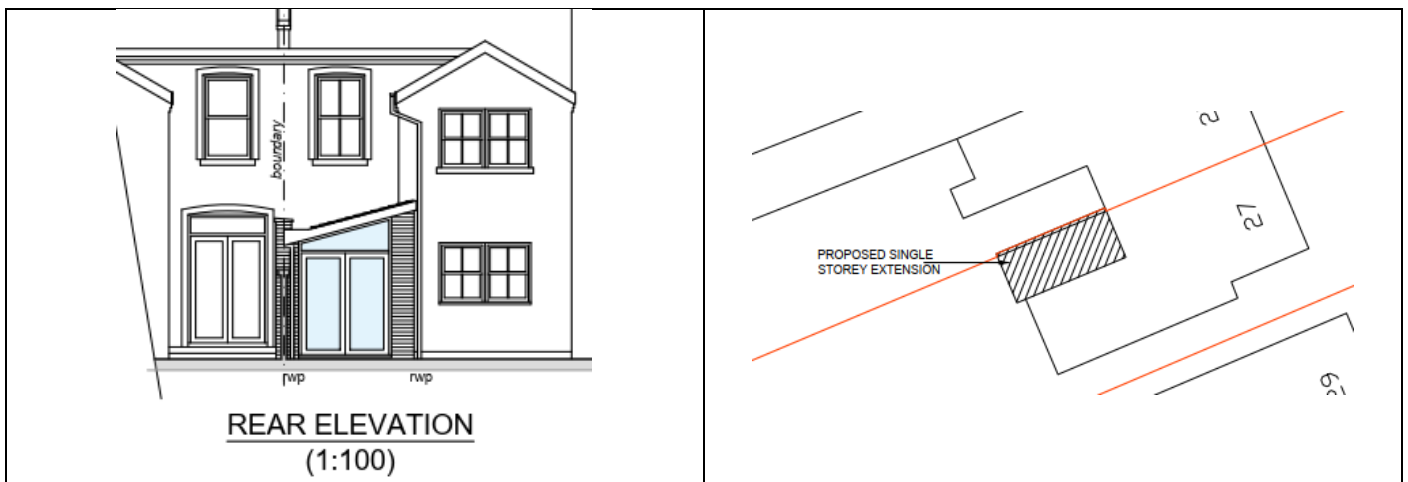


The extension is considered to be a single storey rear/side infill extension. It would create space for an enlarged kitchen area.

### Proposed Development

The development would have the following dimensions:

- Height of parapet wall 2.77m
- Height of extension 3.12m
- Eaves height 2.55m
- Depth 6.27m
- Width (max) 2.71m



### Design, Character and Appearance

The extension would have a tiled pitched roof and would be constructed using appropriate external materials including brickwork and white uPVC doors to match the existing dwelling. The proposed external materials, including the brickwork for the parapet wall, can be secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would have a substantial depth, however a similar extension with a 6.00m depth could be

constructed within permitted development rights under a Prior Approval Larger Homes Application. As aforementioned in this report, the height of the parapet wall has been reduced, which is considered to be an improvement on the appearance and bulk/impact of the original design. In addition, it is noted that part of the extension would project beyond the existing rear wall of the outrigger. It would be preferable for the extension to be set in and for the prominence of the roof overhang/facia board to be reduced, however, this is not considered to be significant enough to conflict with policy and the development would not be visible from any public vantage point nor have any impact on the character and appearance of the street scene.

With consideration to the above and the potential extension that could be constructed under permitted development, the proposal is acceptable and accords with Policy CS19 of the 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 space would comply with the requirements. The RLG (2020) also sets out expected room sizes and the enlarged kitchen would also comply with 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) (2014) and Section 12 (NPPF) (2021).

#### Neighbouring Amenity

No neighbour representations were received in response to the consultation carried out for the proposal and Certificate B notice was served on the adjoining neighbour for encroachment in the application form. Notwithstanding this, impact on neighbouring amenity has been assessed below.

The extension hereby proposed is not considered to detrimentally impact on the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or cause a sense of enclosure.

Considering the orientation of the neighbouring properties and gardens, the existing two storey outrigger, along with the path of the sun, it is deemed that there will not be a detrimental loss of light.

No windows/openings are proposed in the flank elevation/parapet wall which should ensure privacy. The development is not considered to impact outlook as it is single storey. As aforementioned in this report, the original height of the parapet wall raised concerns in potential cause of enclosure. Following negotiations with the agent the height of the parapet wall has been reduced by 0.15m, and it was noted on site that the width between the proposed extension and neighbouring outrigger is more substantial than perceived on the plans. Overall, this is considered to have limited the tunnelling impact on the neighbour and reduced the sense of enclosure. Nevertheless, it should be noted that a similar sized extension and parapet wall could be constructed under a Permitted Development Larger Homes application.

On balance, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

#### Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

#### Any Other Material Planning Considerations

##### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

## Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

## Conclusion

The proposed single storey rear/side infill extension is substantial in depth, however similar could be erected under a permitted development larger homes application. The development would be constructed using acceptable materials to match the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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)

|                      |                 |                     |                                                                                      |
|----------------------|-----------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Miss Faye Hobbs                                                                      |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 21st July 2023  | <b>Dated:</b>       | 21 July 2023                                                                         |