



Delegated Report

Householder Planning Application

Planning Application No: 20220598

Location: 40 Goodwood Crescent Gravesend Kent DA12 5EL

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

Applicant: Mr Sanjeet Parmar

Site Visit Date: 11.07.2022

Submitted Documents/Plans

Application Form Dated 08/06/2022;
Drawing no 40 GC/A3/01 (Elevations – Existing with Site Location Plan);
Drawing no 40 GC/A3/02 (Floor Plan – Existing);
Drawing no 40 GC/A3/03 A (Floor Plan – Proposed);
Drawing no 40 GC/A3/04 A (Elevations – Proposed); and
Drawing no 40 GC/A3/05 B – (Block Plan and Parking Plan - Existing and Proposed).

~~Drawing no 40 GC/A3/03 (Floor Plan – Proposed);~~
~~Drawing no 40 GC/A3/04 (Elevations – Proposed);~~
~~Drawing no 40 GC/A3/05 (Block Plans – Existing and Proposed); and~~
~~Drawing no 40 GC/A3/05 A – (Block Plan and Parking Plan – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211280	Application for Lawful Development Certificate for the proposed erection of a single storey side extension.	Certificate Refused	26.11.2021
20211138	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.60 metres and eaves height of 3.00 metres.	Prior Approval is Required and Refused	13.10.2021
20211137	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side extension.	Certificate Refused	01.10.2021
20150945	Single storey rear extension with a depth of 4.5 metres, maximum height of 3.45 metres and eaves height of 3 metres.	Prior approval Not Required	19.11.2015
20101000	Erection of a detached garage at the rear.	Permitted	23.12.2010

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

GBC Highways

From the information submitted it would appear that two vehicles could still be accommodated on site, although everything appears a little tight.

I would recommend a parking plan needs to be submitted that clearly demonstrates a parking area 2.9 metres wide (enclosed between two boundaries) and a minimum of 10 metres long, (two parking bays long). This I would suspect requires the relocation of the gate situated on the flank of the property.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period expired on 1st July 2022.

Officer's Analysis

Design, Character and Appearance

40 Goodwood Crescent is a two-storey semi detached dwellinghouse located on the south side of the

highway. The front garden is soft landscaped with vehicular parking and side access to garage at the rear. Post development, the garage would be inaccessible for vehicular parking.



The application proposes the erection of a single storey side and rear extension. The extension will have a flat roof with parapet edges at a height of 2.87m. It will extend beyond the rear wall by 4.5m. It will have an overall width of 7.49m. The side extension sits well behind the main front building line of the existing dwellinghouse and projects 2.04m in width. This is significantly less than half of 5.45m width of the existing dwelling.

The extension will create space for a sitting room and WC/utility room. There will be a roof lantern, a rear window serving the utility room and bi-fold doors leading to the rear garden. There will be a window to the front elevation to serve the WC. It will be constructed using matching materials to the main dwelling and finished using brick to match existing.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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 places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. All rooms provided accord with those set out in the RLG.

The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 12.17m and an area of 61m².

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

There is a ground floor window in the flank elevation of neighbouring property known as 38 Goodwood Crescent. This window serves the kitchen and is considered non-habitable. There is also a conservatory to the rear of 38 Goodwood Crescent which was permitted under application 20061019. The proposal

does not introduce any additional flank windows and therefore is not considered to have a detrimental impact on the amenity of neighbouring properties in terms of overlooking.

There is also a 2m fence boundary between the neighbouring properties. This further acts as a screen and therefore the proposal is not considered to have a detrimental impact on the amenity of neighbouring properties in terms of outlook or sense of enclosure.

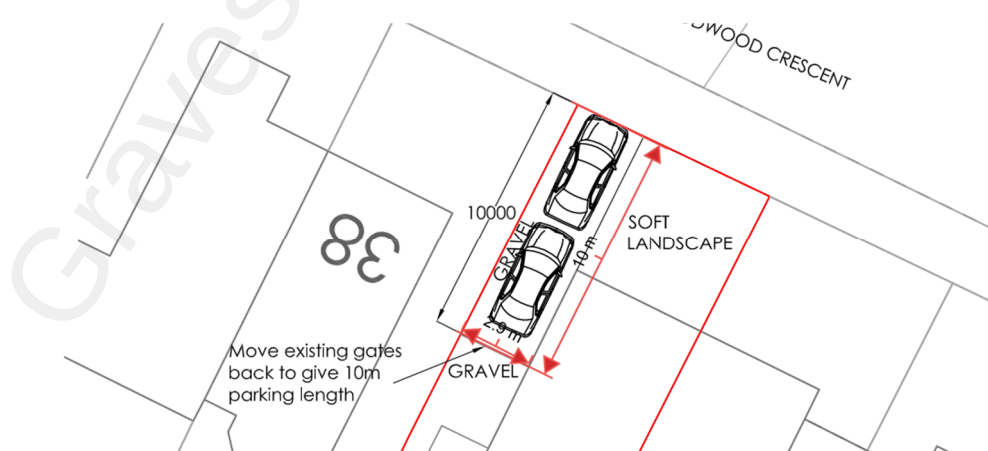


Furthermore, no objections have been received.

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

Parking and Highways

Due to the proposed side extension, the existing garage and part of the side access to the rear of the property will be inaccessible for vehicular use. The remaining parking to the side of the property measures 2.9m in width and 10m in length and is sufficient to accommodate off road parking for two vehicles.



Therefore the application is in accordance with Kent County Council's parking standards (SPG 4) (2006).

Recommendation

Permitted

Conclusion

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

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

Case Officer:	Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	26 th July 2022	Dated:	26th July 2022