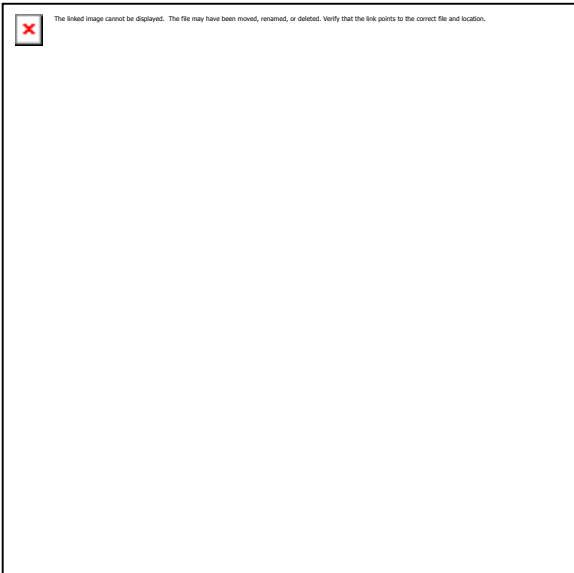




# Delegated Report

## Householder Planning Application

**Planning Application No:** 20211576

**Location:** 143 Wrotham Road Gravesend Kent DA11 0QL

**Description:** Demolition of existing conservatory and shed and erection of a single storey rear extension. Installation of composite decking, glass balustrade and a rooflight to the front elevation.

**Applicant:** Mr Gill

**Site Visit Date:** 25/11/2021

### Submitted Documents/Plans

- Application Form Received 23/12/2021;
- Site Location Map Received 04/11/2022;
- Proposed Block Plan Received 23/12/2021;
- Existing Block Plan Received 23/12/2021;
- Drawing No: ICON-96-P11 (Existing Ground Floor and Basement Plans) Received 23/12/2021;
- Drawing No: ICON-96-P12 (Existing First Floor and Loft Plans) Received 23/12/2021;
- Drawing No: ICON-96-P15 (Existing Front & Rear elevations) Received 23/12/2021;
- Drawing No: ICON-96-P16 (Existing Side Elevations) Received 23/12/2021;
- Drawing No: ICON-96-P17 (Proposed Front & Rear Elevations) Received 23/12/2021;
- Drawing No: ICON-96-P14 (Proposed First Floor & Loft Plans) Received 23/12/2021;
- Drawing No: ICON-96-P18 (Proposed Side Elevations) Received 23/12/2021; and
- ~~Drawing No: ICON-96-P13 (Proposed Ground Floor and Basement Plans) Received 23/12/2021~~
- Drawing No: ICON-96-P13 REV A (Proposed Side Elevations) Received 16/02/2022.

### Relevant Planning History

| Reference | Description | Outcome | Decision Date |
|-----------|-------------|---------|---------------|
|-----------|-------------|---------|---------------|

|          |                                                                                                                                                                                           |           |            |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 19860087 | Use of premises as a residential home for the elderly involving the erection of an external fire escape on the south elevation and provision of associated parking facilities at the rear | Permitted | 16.09.1986 |
| 20211247 | Demolition of existing conservatory and shed, erection of a single storey rear extension, installation of composite decking and glass balustrade.                                         | Refused   | 30.11.2021 |

## 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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

### Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

## Consultations, Publicity and Representations

### Natural England

No objections in principle.

### Neighbouring properties

The application was advertised by way of site notice and letters to 32 surrounding properties. The consultation period expired on 4<sup>th</sup> February 2022 and no comments were received.

## Analysis

### Proposal

The application proposes the demolition of a conservatory and existing shed and the erection of a single

storey rear extension with the erection of composite decking with glass balustrades. The plans also show insertion and rearrangement of fenestration and internal layout changes.

The single storey rear extension will project approx. 6.6m from the main rear elevation with an overall height of 3.8m and a width of approx. 7.4m. The extension will include a bifold in the rear elevation and two roof lights as well as a roof lantern in the centre. The extension will allow for a kitchen diner area.

The proposal also seeks the erection of a decking area, which will measure approx. 22.6sqm and include glass balustrades around. The decked area will be approx. 0.9m from the natural ground level and include steps leading down to the garden area.

The proposal also shows the insertion of an additional window to the ground floor level in the southern elevation to serve a shower room. There will also be the addition of a roof light in the front elevation to serve a bathroom and the repositioning of an existing roof light in the rear elevation to serve a hallway. The proposal also shows an access door to the bottom of the new extension, which measures approx 0.7 by 0.8m for underfloor storage. There will also be a replacement door from a window in the rear elevation which will provide access to the rear garden via steps from the utility room.

### Character and Appearance

The application property is a double fronted, red brick Edwardian house set over three floors excluding the basement. The property was granted permission to be used as a residential home in the 1980's however it is unclear whether this permission was ever utilised. The property was also granted permission for a detached dwelling within the rear garden, however it would appear that this permission was never utilised. At present the property is in use as a single family dwelling.

The property has since has a small lean to erected to the rear which is now to be demolished as part of this application to make way for a more permanent structure. A previous application submitted under 20211247 was refused due to concerns relating to the privacy of neighbouring properties. The current submission is a reworking of the previous application.

The proposed extension will be built in line with the existing outrigger, provide an additional 49.6sqm of living space.

The property is situated on a corner plot and so the northern elevation of the property is visible from the main streetscene of Essex Road. The rear of the property is set behind a brickwall, which offers some privacy to the lower level garden area, however from the floor level of the lean to the privacy levels are reduced. It should be noted that the rear garden slopes down to the west, so the ground floor to the rear of the house is on a higher level than the garden area.

The rear extension will be constructed using materials to match the existing house. There are other extensions situated within the vicinity including a double storey at No.147 so the proposed extension is not considered to be an out of character addition and is adequately designed.

The decked area will be raised by approx 0.9m from the natural ground and therefore planning permission is required. The decking will span the entire width of the proposed rear extension (approx. 7.3m) and will be set approx 5.7m away from the boundary shared with No.145 Wrotham Road. The decking is modest in size and will allow direct access from the kitchen to the outdoors. The glass balustrades are an attractive modern feature and will not harm the character or appearance of the host dwelling.

The proposal is adequately designed and considered compliant with CS19 of the Local Plan Core Strategy 2014, Paragraph 130 of the National Planning Policy Framework (NPPF) 2021 and SPG4 Householder Extensions/Alterations Design Guide (2021).

### Amenity of Future Occupiers

Post development the site will retain sufficient garden space with the bedrooms and bathrooms meeting the required standards of SPG2 - Residential Layout Guidelines (2020).

Therefore, the proposal is deemed to adequately safeguard future occupants amenities.

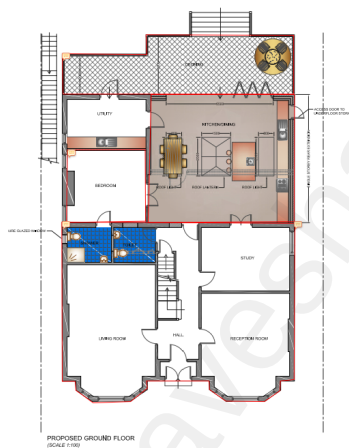
### Neighbouring Amenity

The proposed single storey rear extension is not considered to impact light, outlook or privacy of any of the neighbouring properties. No 141 Wrotham Road is situated across the Highway from the property and so there will be no impact on light or outlook and due to there not being windows proposed in the flank elevation the privacy of this property is maintained.

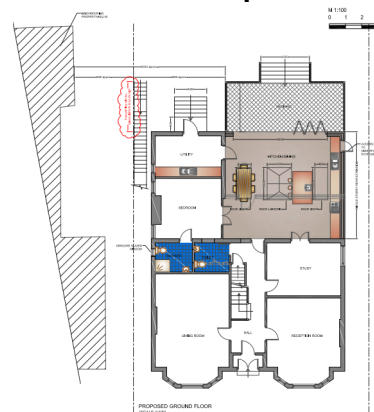
The property known as No.145 Wrotham Road will not be impacted by the single storey rear extension as this will be set away from the shared boundary with this property and furthermore it will be built inline with the existing outrigger and only visible from the back garden of this property. The proposed window in the side elevation which faces this property will be obscure glazed and serve a shower, the existing window in the flank elevation will serve a bedroom and previously it served a kitchen/diner, it should be noted that No.145 does not have any windows in its flank elevation (Except the outrigger situated to the rear and set away) so there are no concerns relating to the privacy.

The current proposal shows a reduced raised platform which was the primary reason for refusal under application 20211247, the reduction sees an approx. reduction of 10sqm. The proposed decking area is set some 5.6m away from the shared boundary and approx. 9.4m from the outrigger of No.145 Wrotham Road. It is noted that there are windows in the side elevation over various levels of the outrigger at No.145 which most likely serve habitable rooms. The proposal shows a 2m fence along the shared boundary with No.145 which runs the entire depth of the raised platform which will mitigate any concerns relating to privacy.

**Proposal under 20211247**



**Current Proposal**



Given the reduction in size and the proposed erection of a fence to ensure neighbouring privacy, it is felt that the proposal adequately addresses the previous reasons for refusal.

The proposal is not liable to result in any material impact on neighbouring privacy and therefore the proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 and Paragraph 130(f) of the National Planning Policy Framework (NPPF) 2021.

### Parking and Highways

The proposal will not affect existing parking arrangements so there are no concerns in this regard.

### Conclusion & Recommendation

The proposal has been fully considered and on balance permission is recommended.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                         |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>     |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>           |
| <b>Dated:</b>        | 4 <sup>th</sup> February 2022                                                     | <b>Dated:</b>       | <b>21 February 2022</b> |