



Delegated Report

Householder Planning Application

Application No: 20230675

Location: 39 Alanbrooke, Gravesend, Kent, DA12 1NA

Description: Erection of a two storey side extension.

Applicant: Mr E Moss

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 09/06/2023;
- Ordnance Survey Site Location Plan - (scale 1:1250);
- Drawing no. 2305/01/BP - Rev. A - Block Plans (scale - 1:200);
- Drawing no. 2305/01 (sheet 1) - Rev. A - Existing Floor Plans and Existing and Proposed Elevations;
- Drawing no. 2305/01 (sheet 2) - Rev. A - Proposed Floor Plans.
- ~~Drawing no. 2305/01/BP - Block Plans (scale - 1:200) - SUPERSEDED;~~
- ~~Drawing no. 2305/01 (sheet 1) - Existing Floor Plans and Existing and Proposed Elevations - SUPERSEDED;~~
- ~~Drawing no. 2305/01 (sheet 2) - Proposed Floor Plans - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210755	Erection of a two storey side extension.	PERMITTED	09.08.2021
20200018	Erection of a two storey side extension.	REFUSED	06.03.2020
20190965	Erection of a two storey side extension.	REFUSED	05.11.2019
2020/00002/REF		APPEAL DISMISSED	13.01.2021

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

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving 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)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Internal Consultees

GBC Highways - I have no objections, two parking spaces complies with guidance, although the applicant would have to provide a secure cycle parking space to comply with the requirements of KCC SPG4, adopted by Gravesham Borough Council.

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 24th July 2023.

Preliminary Matters

The plans as originally submitted proposed a full depth extension which would be constructed up to the height of the main roof of the property. This is contrary to the design principles set out in Gravesham's Design Guidance (SPD) (2021), which seeks for side extensions to be subservient and subordinate to the main dwelling.

The agent was contacted regarding these concerns with the design and agreed to make amendments to the extension, reducing its height and setting the front wall back from the principle elevation of the dwelling. The revised plans were received 21st Augst 2023 and accepted by the Local Planning Authority.

Officer's Analysis

39 Alanbrooke forms one half of a pair of two storey semi-detached houses which have single storey side projections. There are several pairs of similar houses along both sides of this part of Alanbrooke.

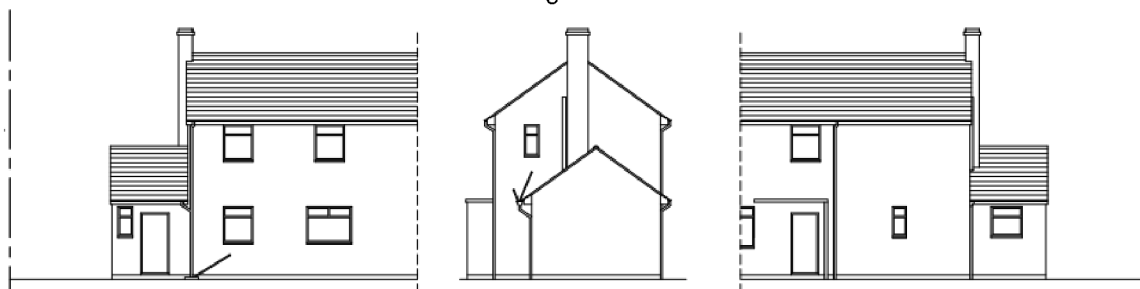


Some of these properties have been enlarged with side, front and rear extensions. It is important to highlight that these extensions are historic, permitted in 1999, 2000 and 2002 respectively. Although similar in principle, these developments are materially different to the proposal at no.39 and were determined under different policy conditions.

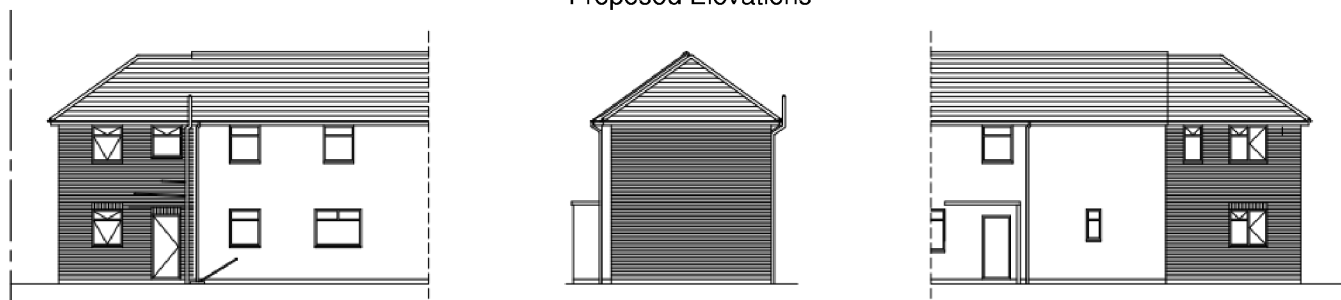
Proposed Development

This application proposes the erection of a two storey side extension. The extension would have a depth of 5.05m, a width of 4.25m and an overall height of 7.2m, with eaves matching the height of the main dwelling.

Existing Elevations



Proposed Elevations



There would be three windows on the front elevation, with one at ground floor level and two at first floor. At the rear there would be a similar pattern of fenestration with a new patio door out onto the garden. The extension would create space for an additional bedroom and an enlarged bathroom.

This application follows an approval for a two storey side extension (ref. 20210755), which is a material planning consideration.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. It goes on to address two storey side extensions stating that they should be subservient and subordinate to the host dwelling.

The proposed extension does not extend beyond the rear wall of the property and is not excessive in size or bulk. The alterations made to the design have reduced the height of the ridge of the extension below the main roof of the property and have set the front wall back from the principle elevation. These changes ensure that the extension is clearly defined as an addition, creating a subservient and subordinate design in accordance with the Design SPD (2021). Although the front elevation would have an imbalanced appearance which is exacerbated by the existing black façade, this is part of the original character of the properties on Alanbrooke and is not sufficient grounds to refuse the application.

The proposal is a reduction on the scheme approved under reference 20210755, which included a rear extension too.

Overall, the extension is considered to be appropriately designed, will be finished in materials that match the main dwelling and will have no impact on the character of the street scene. As such it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal will provide acceptable living conditions that safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) in terms of room sizes and garden amenity space. All are appropriate sized and comply with the requirements of the Residential Layout Guidelines.

Neighbouring Amenity

The development is not considered to have any detrimental impact on the amenity of neighbouring properties in terms of privacy, loss of light, outlook or sense of enclosure. This has already been established with the previous 20210755 approval. As such the proposal is considered to safeguard the amenity of adjoining occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). No representations have been received.

Parking and Highways

There are no parking or highway issues with this application. The block plan shows that a driveway will be installed on the frontage with space to park two vehicles. This operation can be performed under permitted development and therefore is not a material consideration and there is a dropped kerb installed to the front of the property.

Conclusion

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

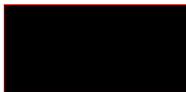
The extension proposed is proportionate to the main dwelling, will be finished in matching materials and will have no impact on the character of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties and have no impact on parking.

Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 th August 2023	Dated:	25 August 2023