

Delegated Report

Householder Planning Application

Planning Application No: 20241159

Location: 59 Singlewell Road Gravesend Kent DA11 7PU

Description: Erection of a single storey rear/side extension with roof lights.

Applicant: Mr Deva

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 18/12/2024;
Drawing Number P01 (Site Location Plan and Block Plans – Existing and Proposed);
Drawing Number P02 Rev A (All Plans – Existing); and
Drawing Number P03 Rev A (All Plans – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and a site notice was displayed on 8th January 2025.

One response was received. Neighbours raised concerns with the following:

- Encroachment of guttering drains and downpipes
- Impact on overshadowing

This will be reviewed in the neighbouring amenity section of this report.

Neighbours also raised concerns with:

- Damage to neighbouring properties

However, this is not considered to be a material planning concern and as such will not be addressed in the following report.

The consultation period expired on 22/01/2025.

Officer's Analysis

Design, Character and Appearance

59 Singlewell Road is a two storey terraced house located on the Western side of the highway.



The application proposes the erection of a single storey rear / side extension.

The proposal will have a flat roof at a height of 3m, a proposed width of 3.55m and will extend beyond the rear wall by a maximum of 5.85m.

The extension will create space for a larger kitchen and bathroom area. There will be patio doors to the rear elevation and 2 no roof lights. The extension will be constructed with a rendered finish to match the existing dwellinghouse.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no 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) (2024).

Amenity of Future Occupiers

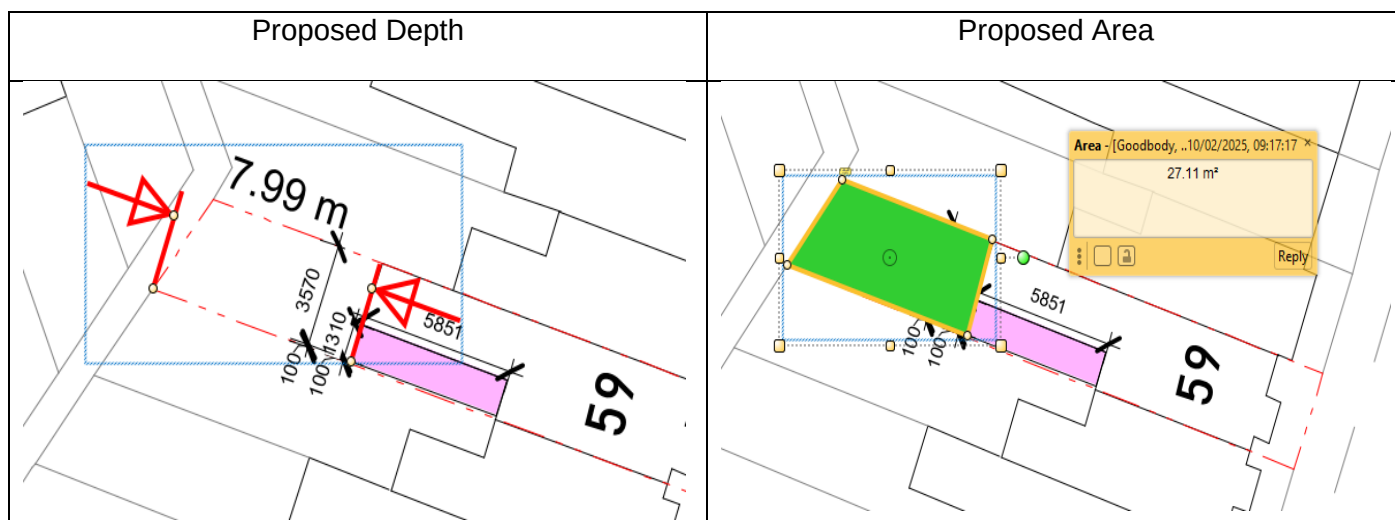
The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60 m².

The current application site has a useable area of circa 40 m², inclusive of the side area adjacent to the existing outrigger. As such the amenity area for the application site is already substantially below the

recommended guidelines.

The current application proposes a remaining amenity area of approx. 27.11m² and a maximum depth of 7.99m from the rear elevation, which further reduce the existing substandard garden size.



A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

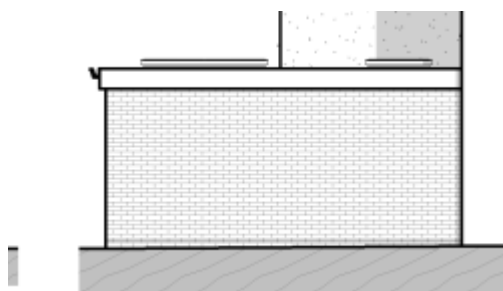
Please see appendix 1 for full appeal documentation.

In conclusion, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

Neighbours raised concerns with the potential encroachment of guttering and drains. The proposed plans show the proposed guttering to the rear elevation only and as such no encroachment would occur:

Proposed Guttering to Rear Elevation:



Neighbours also raised concerns with the possible detrimental impact of overshadowing. However, due to the modest height of the proposed extension, it is not considered that the development will impact neighbouring properties in terms of loss of light, outlook or sense of enclosure.

Furthermore, the development does not introduce any windows to the flank elevations and is therefore not considered to have a detrimental impact on neighbouring privacy.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and 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) (2024).

Conclusion

Overall, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	11 th February 2025	Dated:	13th February 2025