



Delegated Report

Householder Planning Application

Planning Application No: 20230054

Location: 14 St Hildas Way Gravesend Kent DA12 4AP

Description: Demolition of existing conservatory and erection of a single storey rear extension with associated works including extended patio and a new retaining wall in rear garden

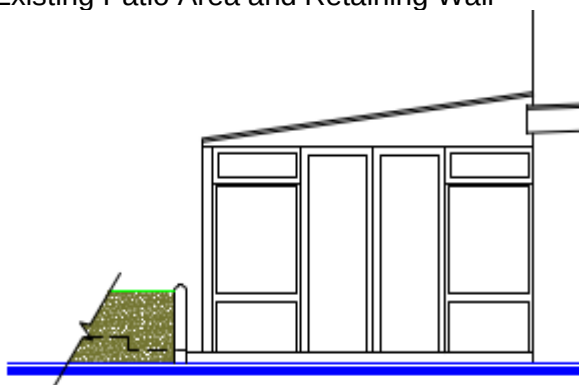
Applicant: Mr Rashpal Bunger

Site Visit Date: Desktop Assessment

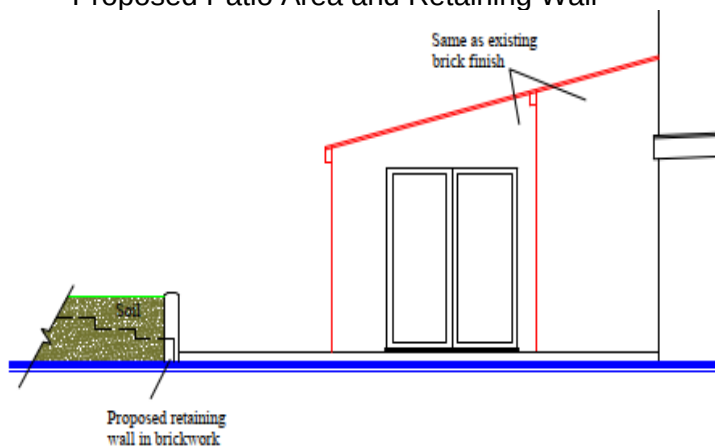
Procedural Matters

The application originally proposed the description 'Demolition of existing conservatory and erection of a single storey rear extension with associated works including raised patio and a new retaining wall in rear garden'. However, the proposal shows an excavated patio area and therefore the word 'raised' is erroneous.

Existing Patio Area and Retaining Wall



Proposed Patio Area and Retaining Wall



The Agent agreed (21/03/23) to the description change of 'Demolition of existing conservatory and erection of a single storey rear extension with associated works including extended patio and a new retaining wall in rear garden.'

Submitted Documents/Plans

Application form dated 23/01/2023;
Site Location Plan;
Drawing Number TSL/RAS/14/H06 (Block Plan – Existing);
Drawing Number TSL/RAS/14/H05 (Block Plan – Proposed);

Drawing Number TSL/RAS/14/H03 (Elevations – Existing);
Drawing Number TSL/RAS/14/H04 (Elevations – Proposed);
Drawing Number TSL/RAS/14/H01 (Floor Plans – Existing and Proposed); and
Drawing Number TSL/RAS/14/H02 (Roof Plan – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20050964	Erection of two storey side extension to form a dining room, utility room and wc at ground floor level with two bedrooms at first floor level.	Refused	26.07.2006

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)

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments

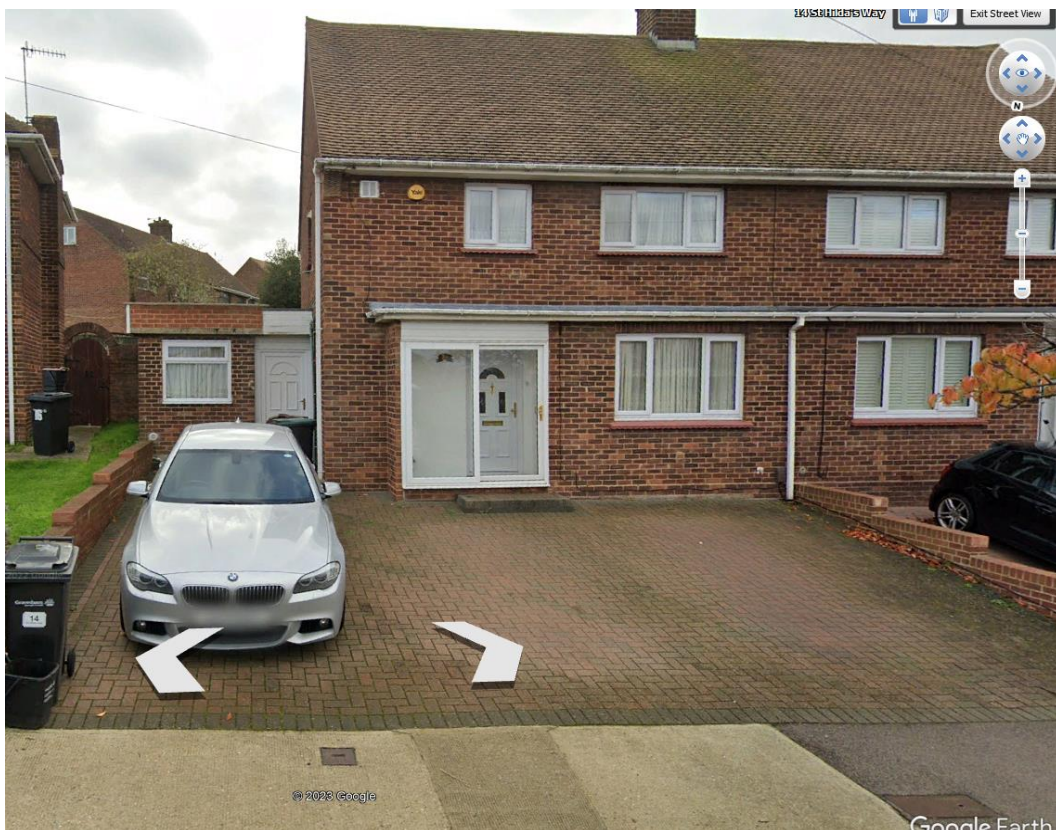
Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period expired on 27th February 2023.

Officer's Analysis

Design, Character and Appearance

14 St Hilda's Way is a two storey semi-detached property located on the Southern side of the highway. The property is block paved to the frontage to provide off road parking for at least two vehicles and a garage to the rear. There is a single storey side extension to the Eastern elevation serving a utility area and WC. No planning application was received for this development, however it is now likely to be exempt from enforcement action through the passage of time passed.



The application proposes the demolition of existing conservatory and erection of a single storey rear extension with associated works including extended patio and a new retaining wall in rear garden.

The proposed rear extension will be 'L' shaped. It will have a sloped roof at a maximum height of 3.53m. It will extend beyond the rear wall by 4.5m and have a maximum width of 6.62m.

The extension will create space for a new dining area and larger kitchen. There will be a roof light and two windows to the rear elevations with patio doors to the flank elevation, leading to the rear garden. It will be constructed using matching materials to the main dwelling with a brick finish.

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)

(2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The post development garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 13.96m and an area of 133.22m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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

Neighbouring Amenity

Due to the presence of rear extension to the adjoining neighbour known as 12 St Hilda's Way, and the modest height of the proposed extension, the development will not have any detrimental impact on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

As mentioned in Procedural Matters above, the proposal for the extended patio area will be an excavated area and not raised. Therefore, the proposed patio area will have no detrimental impact on the neighbouring amenity in terms of overlooking.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	R Hart
Dated:	21 st March 2023	Dated:	24th March 2023