

Delegated Report

Householder Planning Application

Planning Application No: 20231006

Location: 25 Cutmore Street Gravesend Kent DA11 0PS

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

Applicant: Mr Satnam Singh

Site Visit Date: 12.10.2023

Submitted Documents/Plans

- Application form
- Drawing No 03 (Existing/Proposed Block Plans)
- Drawing No 02 (Proposed Floor Plans/Elevations)
- Drawing No 01 (Existing Floor Plans/Elevations and Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20190842	Erection of a single storey rear extension.	Refused	19.11.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Darnley Road Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Conservation Officer

No comments received.

Neighbouring properties

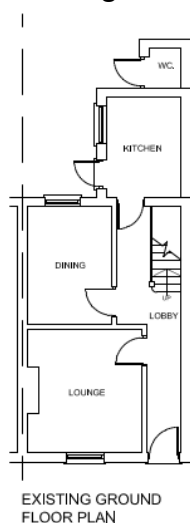
The application was advertised by way of site notice and letters to 7 surrounding properties. The consultation period expired on 10.11.2023 and no comments were received.

Analysis

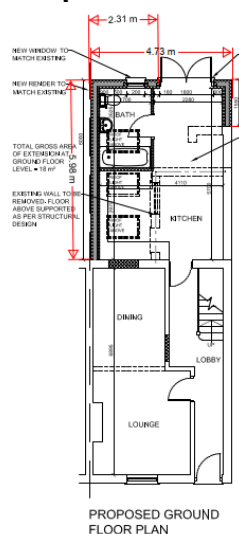
Proposal

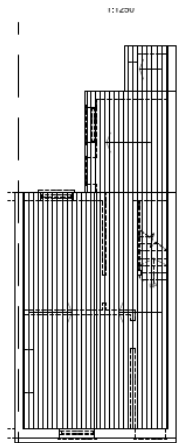
The proposal seeks the erection of a single storey side and rear extension with roof lights.

Existing

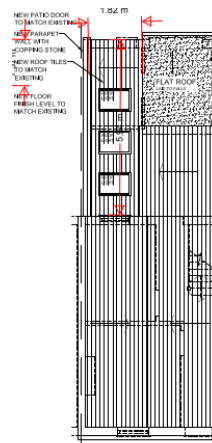


Proposed

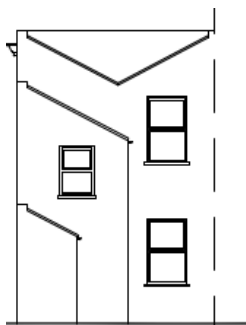




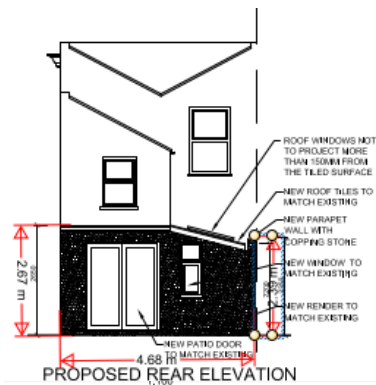
EXISTING ROOF PLAN



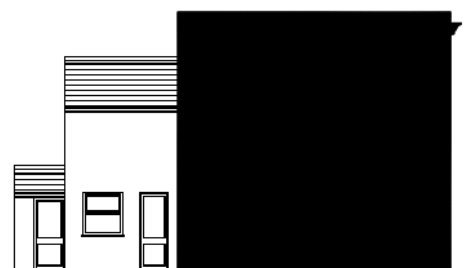
PROPOSED ROOF PLAN



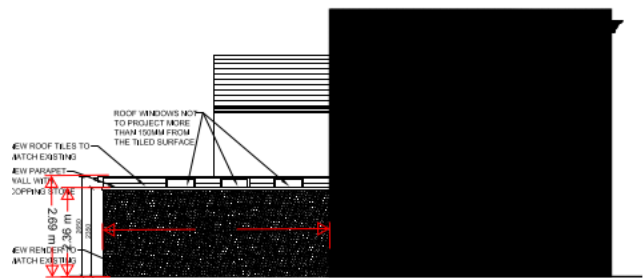
EXISTING REAR ELEVATION



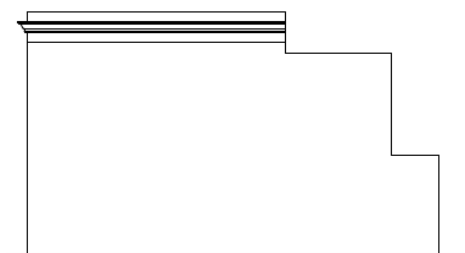
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

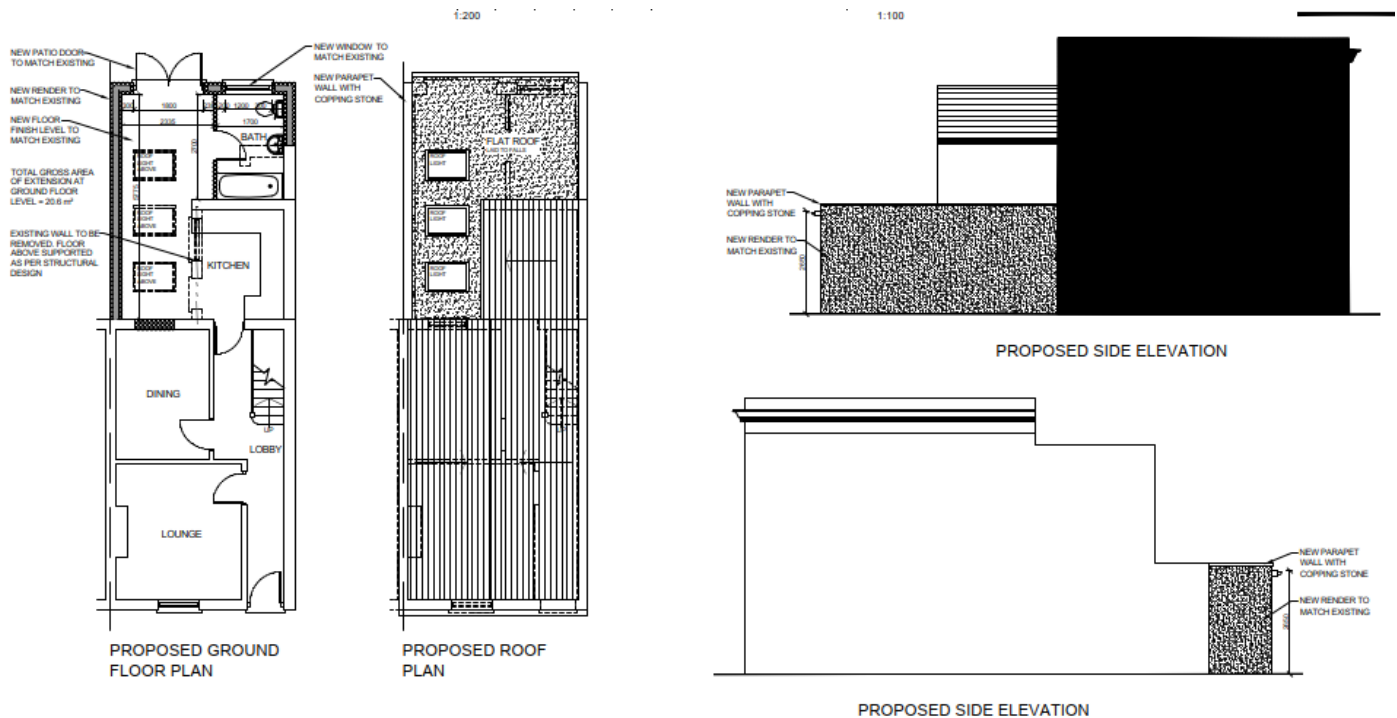


BLOCK PLAN - SCALE 1:200

Background

The application site previously sought the erection of a single storey rear extension (ref: 20190842), however the application was refused owing to the below grounds:

1. *The proposal, if permitted, would result in a development of inappropriate design which, due to its scale would constitute an incongruous addition to the property that does not respect the character or scale of the dwelling and would cause harm to it. As such, the proposal is contrary to Section 12 (Achieving well-designed Places) of the National Planning Policy Framework (2019) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) which require development to be visually attractive and to conserve and enhance the character of the local built environment.*
2. *The proposed extension would result in an un-neighbourly form of development that is incongruous in nature, dominant in scale and would result in loss of sunlight, and a sense of enclosure to the neighbouring property No.24 Cutmore Street. This development would therefore be detrimental to the amenity of the occupiers of neighbouring properties, contrary to Section 12 of the National Planning Policy Framework (2019) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), which states that new development will be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.*



Character and Appearance

The application property is a two storey end of terrace property situated on the edge of Darnley Road Conservation area, but is not within it. Due to the location of the proposed extension it is not considered to impact the Darnley Road Conservation Area and so further assessment is not required in this regard.

Below is a google image of the property and a snip from the conservation area map



The proposed extension would wrap around the original rear outrigger of the dwelling. The extension would extend 1.5m from the rear of the outrigger resulting a maximum depth of 6.0m from the main rear wall of the property, the extension would have a flat roof and a shallow mono pitch element with a maximum height of 2.65m with a parapet wall on the southern side.

It is noted that the revised extension is slightly smaller in scale compared to the previously refused proposal and the revised roof plan attempts to reduce the height of the extension on the common boundary shared with No. 24.

It is noted that there is a single storey rear extension which was permitted in 1999 (ref: 19990164) at No.20 Cutmore Street and so there are other similar extensions in the area, however the proposed would be slightly larger.

It is considered that the extension is acceptably designed with materials to match the existing. In terms of scale the extension would add some 16.62sqm of additional living space, the original house is some 46.77sqm and so the increase is not deemed to be of an excessive scale. Furthermore an extension of 3m could be erected in line with the outrigger under PD.

It is also considered that a refusal on the grounds of scale and design would not be sustainable at appeal and on balance the proposed extension is deemed compliant with the requirement of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal would result in a rear garden area of approx. 42 m² and a depth of 9.6m, the resultant garden area would meet the requirements for a two bedroom property as set out in SPG2 Residential Layout Guidelines (2020). As such in respect of amenity of existing and future occupiers the proposal is considered to comply with SPG2 Residential Layout Guidelines (2020) and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The previously refused proposal (ref 20190842) was refused on amenity grounds with the officer citing concerns that the proposed extension would impact privacy and light levels to No.24 as well as creating a tunnelling effect.



The adjoining property at No.24 has not been extended, there is a door in the rear of the property which appears to serve a kitchen area and a bathroom window in the side elevation of the original outrigger which directly faces the extension.

The proposed extension would have a depth of 6.0m up to the boundary closest to the two openings. Both windows are not considered habitable room windows and a 3m extension could already be built up to the boundary under PD and on balance the extra 3m isn't considered to have any more effect than what can be constructed under PD. Also a property can erect a boundary fence up to 2m in height. The proposed flank elevation of the extension is 2.3m, and so only slightly larger than a fence could be. Again this ways in favour of the proposal.

Furthermore due to the path of the sun there would not be any meaningful loss of light as a result of the extension and so the neighbouring properties amenity are deemed to be adequately safeguarded.

Finally, a condition will be imposed to ensure there are no windows or doors created in the flank elevation of the extension.

The proposed extension is deemed to comply with SPG2 Residential Layout Guidelines (2020) and policy CS19 Local Plan Core Strategy 2014.

Parking and Highways

There would be no parking and highways issues that arise from this proposal. The proposed extension would not result in the loss of existing parking and would not add any additional bedrooms to the property as such there are no parking and highways issues.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14/11/2023	Dated:	14 November 2023