



Delegated Report

Application No: 20240496
Location: 36A Brandon Street Gravesend Kent DA11 0PL
Description: Erection of a single storey side extension.
Applicant: Mr Oluwaseyi Babatunde

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application forms.
- Site Location Plan (1 June 2024).
- Drawing no. 001 – Existing Block Plan.
- Drawing no. 002 - Existing Ground and First Floor Plans.
- Drawing no. 003 - Existing Loft and Roof Plans.
- Drawing no. 004 - Existing Sections A-A and B-B.
- Drawing no. 005 - Existing Front and Side Elevations.
- Drawing no. 006 - Existing Rear and Side Elevations.
- Drawing no. 007 – Proposed Block Plan.
- Drawing no. 008 - Proposed Ground and First Floor Plans.
- Drawing no. 009 - Proposed Loft and Roof Plans.
- Drawing no. 010 - Proposed Sections A-A and B-B.
- Drawing no. 011 - Proposed Front and Side Elevations.
- Drawing no. 012 - Proposed Rear and Side Elevations.

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20240497	Erection of a loft development for the creation of a new 1 x 2 bed flat with box dormers to rear roof slope and roof light windows to the front roof slope at 36B Brandon Street Gravesend Kent DA11 0PL	Pending Consideration	N/A

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS11 - Transport
- CS12 - Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

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

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 First Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 - Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Neighbouring properties

Nine surrounding properties were consulted and a site notice displayed. The overall consultation period expired on 02 August 2024. One letter of objection has been received. The objections can be summarised as follows:

- Impact on local character and appearance. The extension significantly alters the architectural integrity and aesthetic coherence of the existing building and its surroundings.
- Potential overdevelopment and site utilisation. The size and scale of the proposed extension represent an overdevelopment of the site.
- Impact on residential amenity. The extension potentially obstructs natural light and ventilation to adjacent homes and contributes to a sense of enclosure. It may also increase overlooking into neighbouring gardens and living spaces.
- Environmental and ecological concerns. Any loss of greenery could have detrimental effects on local wildlife habitats and the ecological balance of the neighbourhood. Furthermore, the potential increase in impermeable surfaces can exacerbate surface water run off, raising concerns about local drainage and flood risks, particularly in light of changing climate patterns.
- Traffic and parking implications. The proposed extension could exacerbate existing traffic flow and parking issues by potentially increasing the number of occupants and visitors to the property. This would likely lead to increased on-street parking demand, contributing to congestion and reducing safety for both pedestrians and motorists.
- Compliance with planning policies and regulations. The proposed development may not fully comply with the stipulated guidelines and criteria for residential extensions.

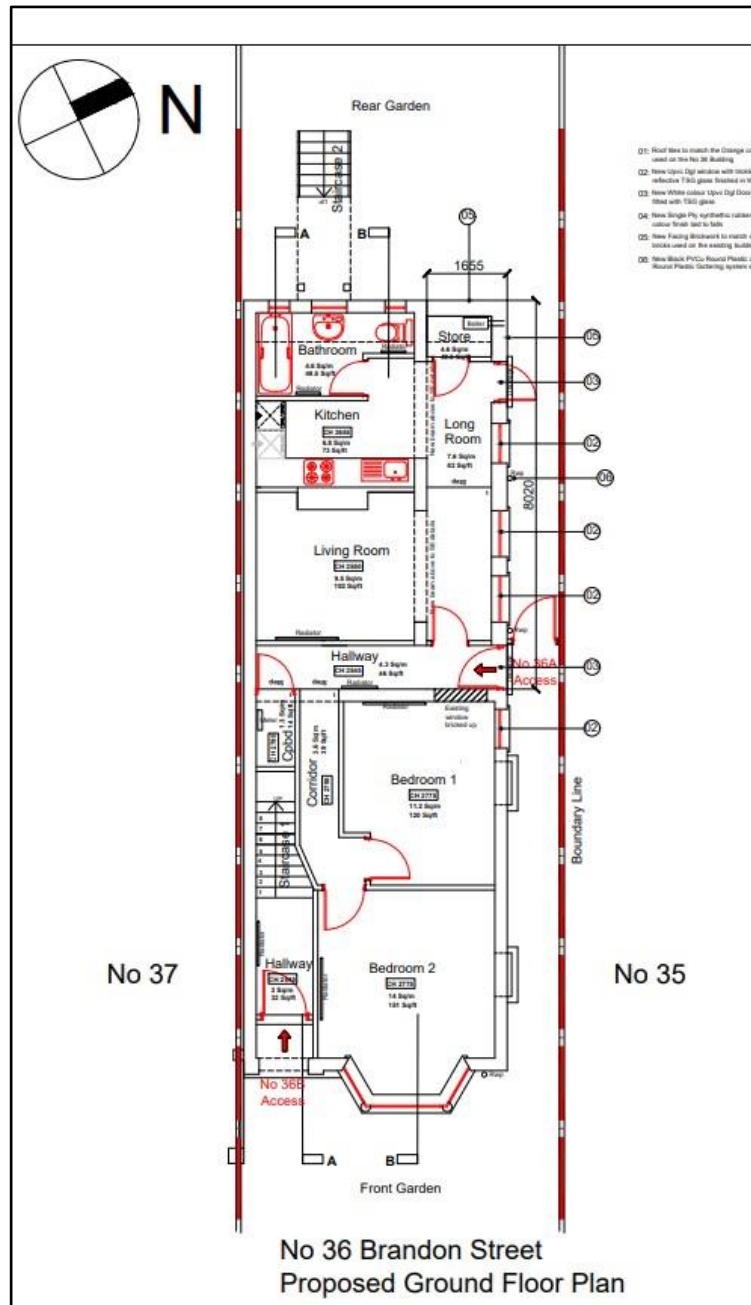
Analysis

The application site lies on the eastern side of Brandon Street. It comprises a detached building that has been sub-divided into two flats. This building can be seen in the following photograph:



This application relates to the ground floor flat. This flat currently accommodates two bedrooms, living room, kitchen and bathroom.

This proposal involves the provision of a single storey side extension. This would measure 1.65m x 8.02m and would square off the footprint of the building. It would accommodate a “long room” and a store. The proposed layout can be seen in the following extract from the submitted drawings:



The extension would measure 3.0m in height. The majority of the roof would be flat although the eastern end would have a small pitch. The extension would be constructed of brick to match the existing building.

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impacts on residential amenity
4. Highway issues
5. Other issues

These issues are assessed below:

Principle of development

This application is located in the urban area where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02 of the Core Strategy. As such there is no objection to the broad principle of the extension of this property.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

The proposed extension would be modest in size with a footprint of 1.65m x 8.02m and a height of 3.0m. In these respects, it would remain subservient to the main building. It is considered that it would be appropriate in design and would respect the character of the existing building. Materials would complement those of the host property including matching brickwork and matching roof tiles on the roof slope at the eastern end of the extension.

An existing bay window attached to the side elevation of the building would be lost as a result of this proposal. It should be noted that the building is not listed and not located within a conservation area. Furthermore, the proposed extension is of an appropriate design and as such it is considered that the loss of the bay window is acceptable.

The proposed extension would be substantially screened from public view by the main building itself and also by the boundary treatment surrounding the rear garden of the property. As such it would not be visually prominent or dominant within this locality.

It is considered that the proposed extension would sit comfortably within this plot and would ensure that a suitably sized garden area is retained. As such the development could not be

considered to result in a cramped form of development or an overdevelopment of the site.

The objections in the letter of representation relating to impact on local character and appearance and potential overdevelopment have been noted. However, in light of the above assessment it is considered that the proposed extension is entirely appropriate in terms of these issues and that this proposal would meet the tests set out in the NPPF and Policy CS19 of the Core Strategy in relation to the requirement for good design.

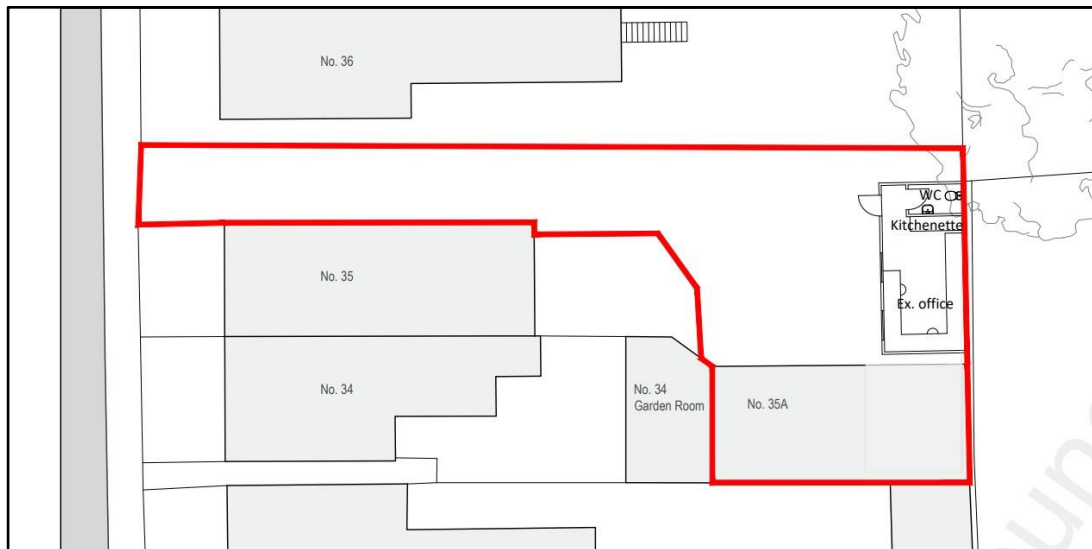
Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

In the assessment of impact on residential amenity, the only residential property that has the potential to be impacted by this proposal is no. 35 Brandon Road. This lies to the south of the application site. An access drive, which serves a builders yard to the rear of no. 35 Brandon Road, is located between the buildings. This can be seen on the following Google aerial image:



It is also clearly shown on the following extract from the “existing block plan” accompanying planning application 20210364 which relates to the builders yard (Demolition of existing ground floor office and erection of first floor office with undercroft parking at CAP Developments Ltd, 35A Brandon Street, Gravesend, Kent, DA11 0PL):



Privacy

Three windows are proposed in the southern elevation of the extension. As the windows are at ground floor level and given the existing boundary treatment immediately to the south it is considered that the proposal would not result in window-to-window overlooking or a loss of privacy to the private amenity area of no. 35 Brandon Road. Indeed, any impacts would be further minimised due to the access drive which separates the application site and no. 35 Brandon Road.

Sunlight/daylight/outlook

The building at no. 35 Brandon Road lies to the south of the application site. As a result of its orientation in relation to the proposed development, there would not be any impacts in terms of loss of sunlight.

Furthermore, given the modest height and scale of the proposed extension and its separation distance from no. 35 Brandon Road, it is considered that there would be no significant impacts on the occupiers of this neighbouring building in terms of loss of daylight or loss of outlook. Again, the presence of the access drive to the builders yard would further ensure that such impacts are minimised.

Other impacts

The letter of representation includes objection on the grounds that the extension potentially obstructs ventilation to adjacent homes and contributes to a sense of enclosure. Due to the separation distance between the proposed extension and no. 35 Brandon Road, including the presence of the access road, it is considered that there would not be any significant impacts in terms of these issues.

In light of the above considerations, this proposal would meet the tests set out in the NPPF and Policy CS19 of the Core Strategy in terms of the need to protect residential amenity.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and

facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not increase the number of bedrooms within the property and as such there would be no requirement for additional parking to serve the development. It is considered that the proposal would not therefore result in any undue impacts in terms of highway safety.

Other issues

The environmental and ecological concerns raised in the letter of objection have been noted. However, given that the application site is in a densely developed location within the urban area and in light of the modest size of the proposed development, any environmental or ecological impacts are unlikely to be significant and certainly not sufficient to substantiate a reason for refusal.

In terms of flooding, the area is not located within an area of flood risk. Furthermore, surface water run off and any other drainage issues would be controlled and regulated through the Building Regulations system.

Conclusion

In summary it is considered that the broad principle of this development is supported in policy terms and that it is acceptable in terms of design and visual impact, impact on residential amenity and in terms of highway issues. As such it is recommended that permission be granted.

Recommendation:

GRANT PLANNING PERMISSION subject to conditions:

See draft Decision

Case Officer: Gary Edwards	Team Leader: Miss Faye Hobbs
Signed: Gary Edwards	Signed: 
Dated: 14/08/2024	Dated: 16 August 2024