



Delegated Report

Application No: 20211115
Location: 110 Singlewell Road Gravesend Kent DA11 7PT
Description: Erection of a two storey and part single storey rear extension.
Applicant: Mr Rory Gath
Site Visit Date: 3 November 2021.

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 September 2021.
Site location plan received 13 September 2021.
Existing and proposed block plans received 13 September 2021.
Proposed floor plans (rev A) received 13 September 2021.
Proposed elevations (rev A) received 13 September 2021.
Drawing no. 1171 GF Plans (existing floor plans) received 13 September 2021.
Drawing no. 1171 Existing elevations received 13 September 2021.

Relevant Planning History

None

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) 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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2020)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by individual letters to eight neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the erection of a two storey and part single storey rear extension. The proposed single storey extension will project approx. 3m from the rear and will infill the side return. The two storey extension will project approx. 3m and will be approx. 3m wide. The single storey element will have a flat roof at a height of approx. 2.9m high and the two storey element will have a pitched roof at a maximum height of 5.8m. The extensions will provide for a third bedroom at first floor and a larger kitchen/family area and utility room at ground floor.

Character and Appearance

The application site is a two storey mid-terrace property within the urban area. To the rear is a two storey projection that is a feature of Victorian properties in the vicinity. The surrounding dwellings to the south are slightly larger and have larger rear projections than the application site. No. 110 is shown below:

No. 106 can be seen above as a larger projection than no. 108 and a conservatory at ground floor. There are three properties that have shorter outriggers (108, 110 and 112). Usually an increase in depth at first floor would create an incongruous form of development but as there are other larger outriggers and this property is one of three that are smaller it will not appear out of character with the surrounding area. No objection is raised to the ground floor extension and its flat roof is in keeping with other extensions visible from the rear.

The proposed extensions will have no detrimental impact on the character and appearance of the area and therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The remaining garden space will meet the adopted residential standards and the new bedroom will contain sufficient outlook, daylight and privacy therefore no concerns are raised to the amenities of future occupiers.

Neighbouring Amenity

No. 112 is located to the south of the application site. There is a window in the rear elevation at first floor of this property. The proposed extension will extend 3m beyond this window. This window appears to serve a bedroom. The two storey rear extension will result in some loss of outlook from this window however it will not be significant and, due to the path of the sun any loss of daylight would be minimal. No windows are proposed in the southern flank and therefore there will be no loss of privacy. The ground floor extension, due to its overall height and flat roof, will not have a significant impact on this neighbour in terms of loss of amenity.

No. 108 is located to the north of the application site. This property is adjacent to no. 106 which has a two storey rear extension. The proposed extension, particularly at first floor, will have the potential to create a tunnelling effect on this property. There is a bedroom window at first floor however, as can be seen from below, due to the pitch of the roof which pitches back from the window, the extension of the outrigger is not considered to significantly impact on this window in terms of outlook and daylight:



No concerns are raised with regards to the ground floor window as this is one of two windows that serve a dual aspect room. Due to the highest part of the pitch of the roof being on the opposite side of the site to this property and due to the path of the sun, any additional loss of sunlight will be minimal compared to the existing situation. No windows are proposed in the northern flank apart from a high level rooflight and therefore no loss of privacy will occur.

Parking and Highways

The proposed extensions will increase the number of bedrooms from two to three however, many of these properties were three bedroom before the back bedroom was converted into a bathroom. The dwelling does not have off road parking however there is unrestricted on street parking to the front and access to unrestricted parking in surrounding roads. As the development is minor it is not expected to increase parking levels significantly enough to warrant a refusal of planning permission and therefore no objections are raised.

Conclusion

The proposed extensions will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 8 November 2021.	Dated: 8 th November 2021

Gravesham Borough Council