

Delegated Report

Householder Planning Application

Planning Application No: 20230713

Location: 93 Pelham Road Gravesend Kent DA11 0JF

Description: Erection of a single storey rear extension.

Applicant: Mrs Lucy Wadsworth

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02 July 2023;
Drawing no. 23-001/01 (Site Location Plan);
Drawing no. 23-001/04 (Existing Block Plan);
Drawing no. 23-001/04 (Proposed Block Plan);
Drawing no. 23-001/10 (Existing Floorplans and Elevations); and
Drawing no. 23-001/20 (Proposed Floorplans and Elevations).

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (September 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)

- P3 – Vehicle Parking Standards

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

GBC Environmental Protection - no objection to or comments to make with regards to this application.

KCC Heritage Conservation - The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Ward Councillors – no comment received.

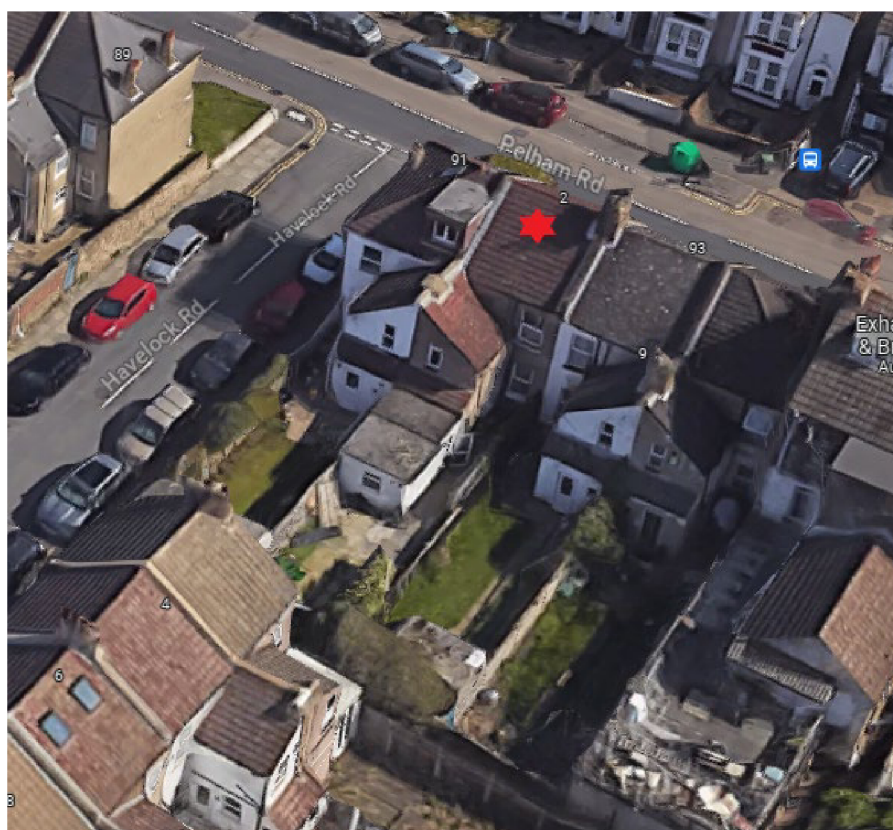
Neighbouring properties

Three surrounding properties were consulted and no responses have been received. The consultation period expired on 31 July 2023.

Officer's Analysis

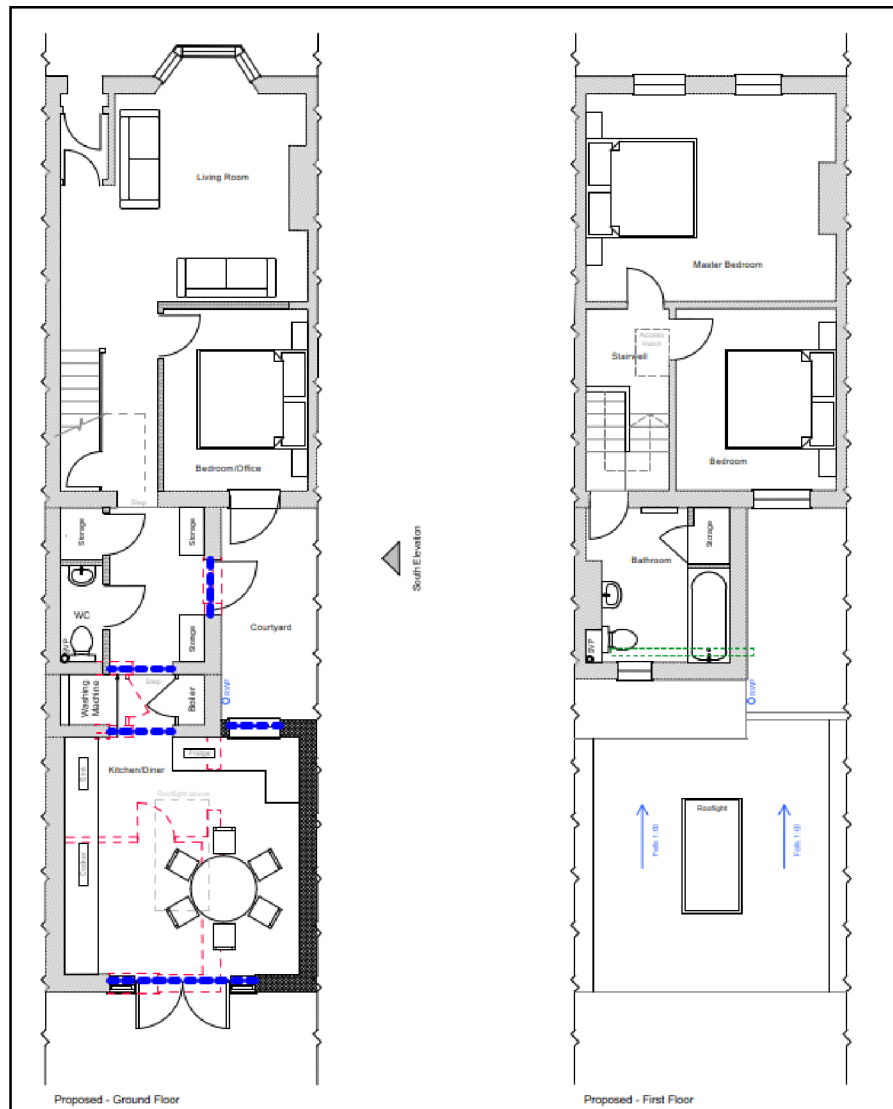
Design, Character and Appearance

This is an application for a single storey rear extension. 93 Pelham Road is a two storey mid terrace property in use as a single family dwelling.



There is no planning history for extensions to the property, although it is clear from the image above that there is a large rear extension/outrigger which may be original in part, and likely extended upon.

The application proposes a rear extension which is essentially infilling the area adjacent to the current rear extension, up to the boundary. It is 1.7 metres wide and 4.9 metres deep. It is designed with a flat roof and does not exceed 2.7 metres in height. It is not the full depth of the current rear extension and results in a 6.7m³ courtyard area being created;



The rear extension facilitates the reconfiguration of the ground floor for a bedroom being lost at the first floor to create a bathroom, and the bedroom being relocated to the ground floor.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed rear extension is a little unusual in terms of creating a courtyard area, but that aside, the extension is relatively modest. It will result in further extensions to the rear of the property, but it will not appear disproportionate and the extension is no deeper than the existing rear elevation. The extension is well designed and will match the existing rear protection. It is built up to the boundary but there are no

issues of encroachment. The bulk of the extension is kept to a minimum by virtue of the flat roof, and also due to the fact it is not the full depth of the property.

Overall it is considered that the proposal is in accordance with the design policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) 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.

The proposed rear extension creates an enlarged kitchen and dining area. It also creates a new bedroom at ground floor level. The bedroom is shown as a double bedroom but it is undersized. However it is large enough for a single bedroom and also bigger than the bedroom it is replacing at first floor level and so on balance is acceptable. The creation of the courtyard area ensures that the bedroom is served by natural light.

The extension does not encroach into the rear garden area, resulting in an 8m deep garden area remaining. Some loss of amenity space will result from the side extension, but this is considered to have limited value. The overall number of bedrooms at the property is not increasing and so there is considered to be adequate remaining private amenity space.

Overall, the proposed development would provide adequate living conditions for future occupiers and sufficient garden area would be retained. As such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received.

The proposed extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity and there are no issues of overshadowing. While it does reduce the gap between the rear projection of the neighbouring property, this is not considered to be detrimental to amenity in terms of loss of light. There are no issues of privacy with no windows in the flank elevation. Any window serving a bathroom/wc will be conditioned to be obscure glazed.

Overall it is considered that the proposed rear extension safeguards neighbour amenity in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Highways and Parking

There are no highway or parking issues with this application.

Any Other Material Planning Considerations

Area of Archaeological Potential - The application site is located in an area of multi-period archaeological potential and Kent County Council Heritage considers it unlikely that the proposed works would have a significant archaeological impact. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposed extension and garage conversion is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

Recommendation

Permission

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

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	24th August 2023	Dated:	24 th August 2023