



Delegated Report

Application No: 20211095

Location: 30 Marling Way, Gravesend DA12 4DN

Description: Alterations of existing side extension to create a front entrance with a new pitched roof to match existing, removal of existing rear conservatory and replacement with a single storey rear extension and associated internal alterations.

Applicant: Mr John Arthur

Site Visit Date:

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 6 September 2021.

Drawing no. 21MW-020721-P-004 (proposed elevations) received 6 September 2021.

Drawing no. 21MW-020721-P-003 (proposed plans) received 6 September 2021.

Drawing no. 21MW-020721-P-002 (existing elevations) received 6 September 2021.

Drawing no. 21MW-020721-P-001 (existing plans) received 6 September 2021.

Relevant Planning History

None relevant.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

Consultations, Publicity and Representations

KCC Heritage

Thank you for consulting us on this application. The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual letters to 7 dwellings. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for alterations of existing side extension to create a front entrance with a new pitched roof to match existing, removal of existing rear conservatory and replacement with a single storey rear extension and associated internal alterations.

The existing side extension contains the front door and has a flat roof. This will be altered to a hipped roof and new windows will be installed in the flank.

The new single storey extension will be approx. 3.5m deep and 3.8m wide. It will be 3.25m high with a flat roof.

The works will provide for a larger bathroom and new room to the rear.

Character and Appearance

The street scene is characterised by semi-detached bungalows that are similar but not uniform. Most have driveways to the front, low boundary walls and garages. Some properties have been extended and some have dormer windows in the roof.

The application site is a semi-detached bungalow with single storey side extension and garage. The proposed roof over the existing side extension will complement the dwelling as it will match the existing roof. It is noted that there is a small element of flat roof shown however, the proposal is an improvement on the full flat roof that currently exists and therefore no objection is raised.

The proposed rear extension will have a depth similar to that at the neighbouring property (no. 32) and will have a flat roof. There are many extensions visible to the rear of the dwellings.

The proposed alterations will have no detrimental impact to 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 proposed rear extension will result in the loss of more garden space than the existing conservatory however ample space remains for this two bedroom property and therefore no objection is raised.

Neighbouring Amenity

There are windows in the flank of no. 28 that appear to serve a bathroom. As these are non-habitable rooms and the windows are at a lower level no concerns are raised with regard to direct overlooking from no. 30. However, as they are larger than the existing windows there is a concern of perceived overlooking and therefore a condition is recommended to ensure these are fitted with obscure glass.

Parking and Highways

The proposed development will not result in any alterations to the off road parking arrangements or the number of bedrooms in the property and therefore no concerns are raised with regards to parking or highway safety.

Conclusion

The proposed alterations will have no detrimental impact on the character and appearance of the area, neighbouring amenity, 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: 12 October 2021.	Dated: 12 th October 2021