



Delegated Report

Householder Planning Application

Planning Application No: 20230869

Location: 205 Downs Road, Istead Rise, Gravesend, Kent

Description: Erection of a single storey rear extension.

Applicant: Mr and Mrs Ahmet

Site Visit Date: 30 August 2023

Submitted Documents/Plans

Application form

Drawing no. M529/E01 (Site Location Plan and Existing Site Layout)

Drawing no. M529/E02 (Existing Ground Floor Plan)

Drawing no. M529/E03 (Existing First Floor Plan)

Drawing no. M529/E05 (Existing Elevations)

Drawing no. M529/P01 (Site Location Plan and Proposed Site Layout)

Drawing no. M529/P02 (Proposed Ground Floor Plan)

Drawing no. M529/P03 (Proposed First Floor Plan)

Drawing no. M529/P05 (Proposed Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20190694	Erection of single storey side extension and infill front extension, alterations to the roof to provide a dormer extension in the rear existing and proposed roof slope and two dormer windows in the front existing and proposed roof slopes, conversion of roof space into habitable rooms and erection of 1.8m high privacy fencing to proposed amenity space at the side.	Permitted	03.09.2019
20181217	Erection of single storey side extension, construction of a dormer extension in the rear roof slope, conversion of roof space into habitable rooms and erection of a detached garage.	Refused	14.02.2019

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

External Consultations

Environment Agency

No comments to make.

KCC PROW

I can confirm that I do not have any objections.

Internal Consultations

GBC Highways

There are no highway implications. I have no objections.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 2 properties and on site. The overall consultation period expired on 22 September 2023.

No letters of objection were received.

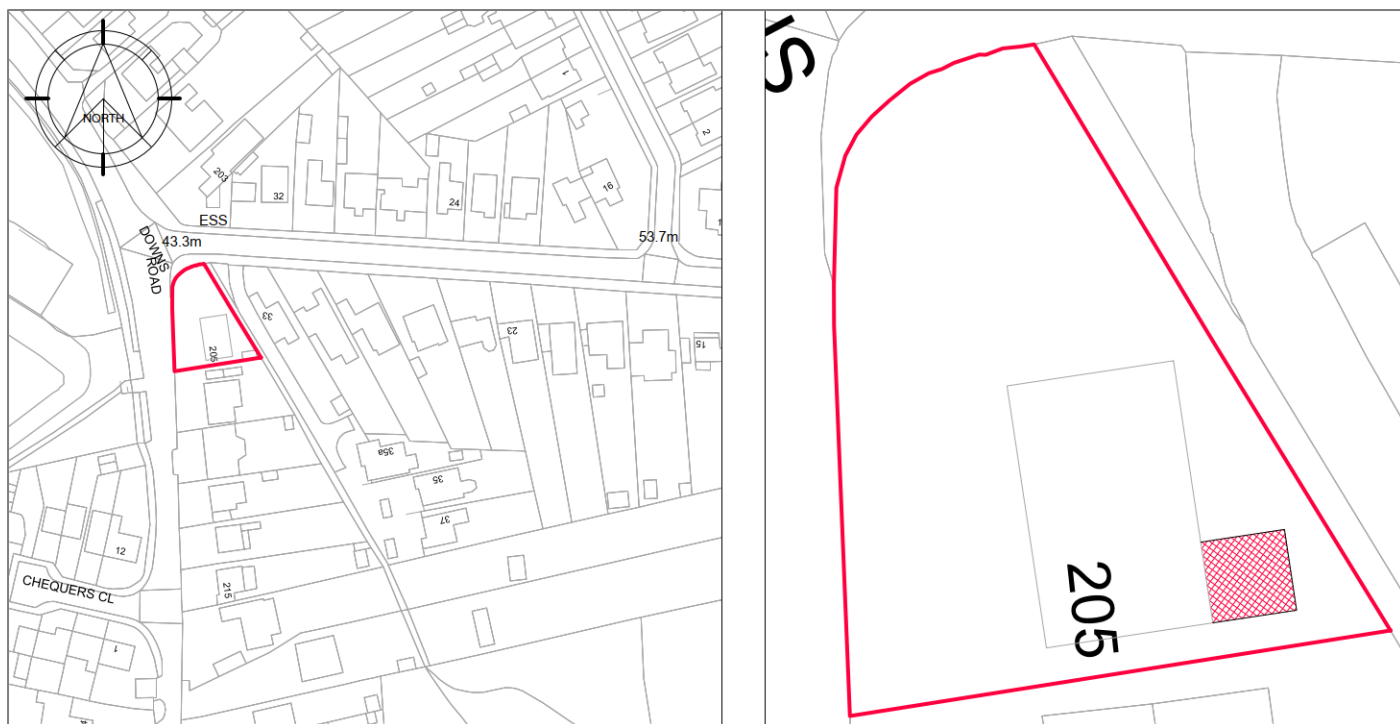
KCC Heritage, National Grid and Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

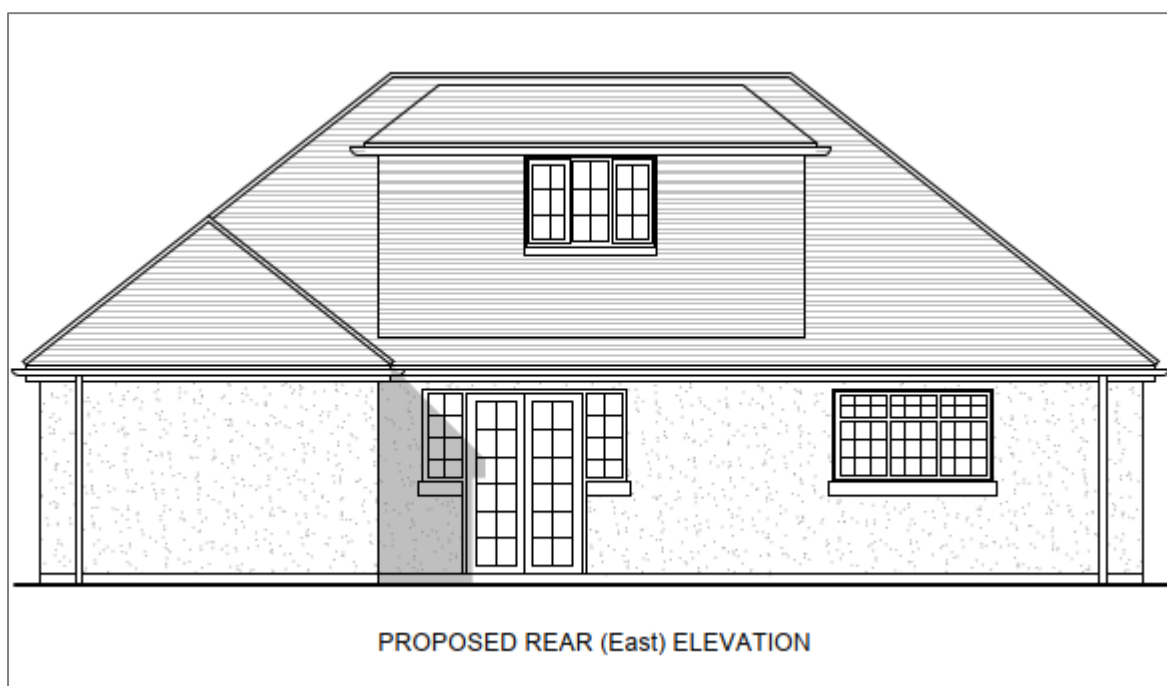
Proposal

This application seeks permission for the erection of a single storey rear extension.

The extension, for a garden room off the existing kitchen, will project approximately 4m from the main rear wall of the house, and will be approximately 3.8m wide.



It will have a hipped and pitched roof extending up to approximately 4m to the top of the pitch and 2.3m to eaves height.



The extension will be rendered with a plain tiled roof to match the existing.

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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.

Paragraph 130 of the NPPF 2023 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 application site comprises a detached property in residential use. The site is located on the corner of Downs Road and Arcadia Road, with Lewis Road running along the rear boundary, within the rural settlement boundary of Istead Rise.

Current Google Earth Image



Surrounding properties have existing additions and the proposed rear extension will not be dissimilar. As a single storey extension on a detached house, it will be inset from the property boundaries and will be subservient. It will be partially visible from the public realm as Lewis Road runs along the rear boundary, but due to boundary screening and the single storey nature of the extension, it will not have a detrimental impact on the visual amenity of the property itself or street scene in general:



The materials for the proposed extension should be conditioned to match the appearance of the existing property.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The size of the extension is acceptable with regards to the provision for future occupiers. The size of the garden will be affected by the proposed extension but the depth of the plot at the rear of the property is already restricted in this area. Under the previous application, the private garden area to the rear and side of the property measured approximately 150m². The proposed extension has a floor area of approximately 15m², so the proposed garden area would still be in excess of the 100m² minimum garden area required for a 4 or more bedroom property. The proposal is therefore considered to comply with Policy CS19 of the

Core Strategy 2014 and paragraph 130 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

The proposal comprises a single storey extension on a detached property and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would have no impact on the existing parking provision and access and there would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Other material planning considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed additional use, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion and Recommendation

The proposed single storey rear extension is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111, 126, and 130 of the NPPF 2023.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	5 October 2023	Dated:	05 October 2023