

Delegated Report

Householder Planning Application

Planning Application No: 20221172

Location: 34 Grange Road Gravesend Kent DA11 0EU

Description: Erection of a ground floor rear extension.

Applicant: Balvinder Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

BL/DRG/2485/01 – Location Plan

BL/DRG/2485/02 – Existing and Proposed Site Plan

BL/DRG/2485/03 – Existing Plans and Elevations

BL/DRG/2485/04 – Existing Sections and 3D Views

BL/DRG/2485/05 – Proposed Plans and Elevations

BL/DRG/2485/06 – Proposed Sections and 3D Views

Relevant Planning History

No relevant planning 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

- SPG 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)

Consultations, Publicity and Representations

The deadline for consultees and members of the public to comment ended on 28th November 2022.

Consultees

War Councillors: No comments received.

Neighbouring properties

3no. surrounding properties were consulted and no comments were received.

Officer's Analysis

Summary Information

	Existing Kitchen and Part Dining Room Projection (m)	Proposed Extension (m)	Change (+/-) <i>[Delete if not a replacement]</i>
Max height	3.6 (Parapet)	3.84	+0.24
Max eaves height	2.8	2.8	No Change
Max Width	2.1 - 3.6 (Stepped)	6.45	2.85 - 4.35
Max Depth	1.2 - 3.1 (Stepped)	5.5	1.4 - 4.3

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This proposed is a mid-terraced, two storey dwellinghouse. It uses render and brickwork to its elevations with a concrete tiled roof. There is paved drive to the front. Whilst there are some similar design elements between the buildings in the area, there are variations, in particular with regard to extensions and outbuildings to the rear. It is noted that this property is **NOT** in a Conservation Area or in the AONB and so greater protections relevant in such areas would not apply here.

The proposed single storey extension would be a pitched roof projection to the rear. Given the terraced

nature of the existing dwellinghouse, this would not be visible from the street, therefore, the additional would have a limited impact on the character of the area as viewed by the public. The proposed extension itself would not be excessive in scale, the increase would be partially mitigated by the removal of the existing kitchen and part of the dining projection. Whilst somewhat greater in depth than would have been preferred, to avoid disbalancing with the main dwellinghouse, larger depth extensions are evident in the area and it would be inconsistent with the local character of development to dispute the depth, where on balance, the single storey addition, would not be significantly harmful given the minor excess in depth.

The use of a pitched roof would be reflective of the main dwellinghouse and would improve the symmetry of the rear elevation, where currently it is somewhat cluttered. The design appropriately used openings on the roof and rear elevation to increase the level of light into the proposed new mixed living/kitchen and dining space. The elevations would be bricked to match the existing, roof tiles to match the existing and the windows and door would be upvc/aluminium or timber/ In this residential area, these materials are considered appropriate for such a development.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The scale of bedroom 3 does not meet minimum space standards. However, this is not altering from the existing scale and so it would be unreasonable to require increase to this bedroom size. Bedroom 1 would gain an ensuite as a result it would decrease in size but would result in bedroom 1 being 0.2m squared lesser than the minimum space standard for a single bedroom. Given the minor variance, and that the proposed extension does not directly relate to these changes which could otherwise be made without planning consent it would be unreasonable to refuse the application based on this. At ground floor the new bathroom and open plan kitchen/living/dining area would meet the minimum space standards.

The ground floor rooms related to the development meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The 2 neighbours most likely to be impacted by the development are 36 Grange Road and 32 Grange Road.

36 Grange Road

This neighbour is located to the Northeast and is attached. This neighbour has an extension which meets the shared boundary this is 3.7m deep from the main rear elevation of the subject dwellinghouse. The proposed extension would be approximately 1.8m beyond this neighbour's extension. The single storey extension at 1.8 metres deeper than this neighbour's extension would likely not result in significant overbearing bulk. Nor would the openings directly overlook then neighbours' property or garden.

32 Grange Road

This neighbour is located to the southwest and is also attached. This neighbour has an extension which meets the shared boundary this is 5.8m deep from the main rear elevation of the subject dwellinghouse. This neighbour's extension is approximately 5.8 metres deep, result in the proposed extension being lesser 0.3m. Given that this neighbour extension would be in excess of proposed extensions depth, it would not be directly visible from the side to this neighbour. It would not be dominant or overbearing in bulk and its openings would not directly face this neighbours' openings or private amenity spaces.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	30th November 2022	Dated:	30th November 2022