



Delegated Report

Application No: 20211184
Location: 130 Old Road East, Gravesend DA12 1PF
Description: Retrospective application for a single storey rear extension.
Applicant: Mr Thamey
Site Visit Date: 29 September 2021.

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 27 September 2021.

Drawing no. 001 rev A (site location plan) received 27 September 2021.

Drawing no. 02 rev A (plans) received 27 September 2021.

Relevant Planning History

20211132	Retention of an outbuilding to be used as a games room.	Refused	17.11.2021
19490481	Private garage	Permitted	04.05.1949

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):

- T1 – Impact of Development
- 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)
- Technical Housing Standards – Nationally Described Space Standards (March 2015)
- Housing Standards Policy Statement (1st October 2015)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

I consider it unlikely that the works will have had a significant archaeological impact at this location and have no further comments to make in this case.

Neighbouring properties

The application has been advertised by site notice and individual letters to two neighbouring properties. 4 letters of support and two letters of objection (from the same address) have been received. The main concerns regarding the single storey rear extension from the objectors are:

- All the new buildings combined cover more than 50% of the area.
- No guttering on the new buildings.

Analysis

Proposal

This application seeks retrospective planning permission for a single storey rear extension.

The rear extension projects approx. 5m to the rear, is the whole width of the property and is approx. 2.3m pitching back to 3.4m high. It is to provide for a larger kitchen/diner.

Character and Appearance

The application site is a two storey semi-detached property with a dormer window in the roof. There is an unauthorised outbuilding on the site (refused under reference 20211132) and a garage to the rear of the garden.

The property did have a modest single storey rear extension which has been removed and replaced with a new extension at approx. 5m in depth. There are various additions visible to the rear of dwellings such as outbuildings, extensions and dormer windows. The extension is currently unfinished but the planning application form and plans show cladding to all sides of the building. In order for the appearance of the building to be acceptable when seen from

neighbouring dwellings a condition is recommended to ensure this cladding is completed within three months of the date of the decision.

The proposed extension, due to its depth, is large, however, there are a number of similar sized extensions at neighbouring properties such as no. 136 (20170368). On balance, the extension is acceptable in terms of impact on the character and appearance of the area and complies with the objectives of 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 extension will remove part of the outdoor amenity space however there will remain just under 60sqm and 9m of garden depth. This falls slightly short of the adopted residential standards for a three bedroom property but it is not considered significant enough to warrant a refusal on this basis alone.

Neighbouring Amenity

No. 128 is location to the west of the application site and it not attached. The land at this site is higher than at the application site. It is not considered, due to the land level differences, spacing between the properties and single storey nature of the extension that there will be a significant impact on this property due to loss of outlook or daylight.

No 132 is located to the east of the application site and also has a single storey rear extension. The extension at no. 130 projects further to the rear than this extension by approx. 2m. This neighbour has patio doors within approx. 1m of the extension however, due to the single storey nature of the extension and height of potential boundary treatment, it is not considered that there will be any significant impact in terms of loss of outlook or daylight.

No windows are located in the flank walls and therefore there will be no loss of privacy to either neighbour. Due to the path of the sun there will be no detrimental impact in terms of loss of sunlight to either neighbouring property.

The extension therefore meets the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Parking and Highways

The proposed will not result in any additional bedrooms or the loss of off road parking and therefore no objections are raised on highways grounds.

Conclusion

The extension will have no significant detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 17 November 2021.	Dated: 17 th November 2021

Gravesham Borough Council