

Delegated Report

Householder Planning Application

Planning Application No: 20221059

Location: 66 Frobisher Way Gravesend Kent DA12 4RA

Description: Erection of a single storey rear extension.

Applicant: Mrs Elizabeth Reardon

Site Visit Date: 06.10.22

Preliminary Matters

The agent was contacted on 14.10.22 to query how many bedrooms the property has. On 17.10.22 the agent confirmed the property has 4 bedrooms.

Submitted Documents/Plans

Application Form;
Site Location Plan (received 03.10.22);
Drawing No. 01 – A – Block Plan – Existing and Proposed; and
Drawing No. 01 – A – Elevations and Ground Floor Plans – Existing and Proposed with Cross Section.

Relevant Planning History

Reference	Description	Decision	Decision Date
19890095	Erection of single storey side extension to form enlarged garage and continuation of the pitched roof across the existing garage and porch.	Permitted	05.07.1989
TH/2/63/483 (19632483)	Garage	Permitted	29.08.1963
TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957
TH/6/54/91 (19540111)	Composite development of land	No Decision Notice	05.06.1957

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors

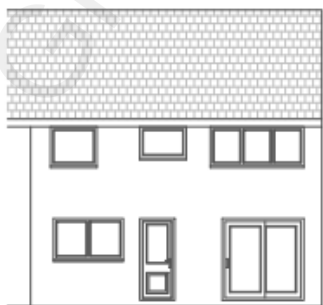
No Comments.

Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period expired on 25.10.22

Preliminary Matters

The property has been previously extended to allow for an enlarged garage and porch area. The extension at ground floor and first floor level is continued through to the rear of the property, but this is not included on the rear elevational plans for this application and only a partial rear elevation is shown:

 Existing Partial Rear Elevation Scale 1:100	Google Image showing entire Rear Elevation 
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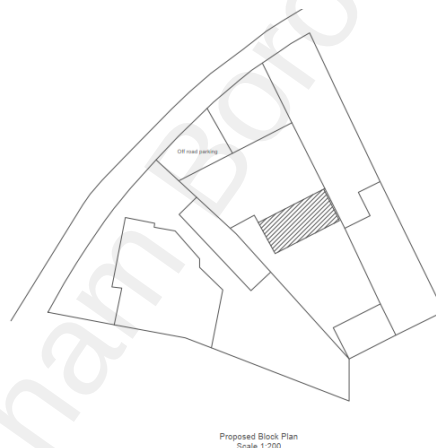
This does not affect determination of this application and it is noted that the partial side elevation and floor plans indicate existing development.

Officer's Analysis

66 Frobisher Way is a two storey end of terrace property located south east of the highway.



This application proposes a part width single storey rear extension.



Design, Character and Appearance

The single storey rear extension will create space for an enlarged kitchen/dining area. It will be 3.40m high with a depth of 3.50m and a 7.32m width. The plans indicate the extension will be set away from the boundary shared with the neighbouring property at No.64 and will have a shallower depth than the existing extension at No.68. The extension is considered subservient to the existing dwelling and will be constructed using appropriate external materials to match the existing dwelling to include; red brick, red tiles and white double glazed windows. In addition, the extension is located in the rear garden and therefore will not be seen from the public vantage point. As such the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. A 4 bedroomed property is expected to have a garden depth of 10.00m and garden area of

100sqm. The resultant private garden area, post development will be 80.35sqm with a maximum garden depth of 13.44m (approximately). Although the garden area is below the requirement, on balance it is considered there is sufficient garden space for a 4 bedroomed property. The RLG (2020) also sets out required room sizes, and the kitchen/dining area comply with the guidelines. As such, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, loss of privacy or impact the outlook of neighbouring properties. The extension will be set away from the boundary shared with the neighbouring property at No.64 and will have a shallower depth than the existing extension at No.68. Furthermore, the extension will be single storey. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	18 th November 2022	Dated:	18 November 2022