



Delegated Report

Householder Planning Application

Application No:	20220377
Location:	35 The Drove Way, Istead Rise, Gravesend, Kent, DA13 9JY
Description:	Erection of a two storey rear/side extension and part conversion of the existing garage.
Applicant:	Mr Scott Lowe
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Drawing (Existing Elevations and Floor Plans) (Sheet 1)

Drawing (Proposed Elevations and Floor Plans) (Sheet 2)

Location Plan (Sheet 3)

Existing Site Plan (Sheet 4)

Proposed Site Plan (Sheet 5)

Relevant Planning History

<u>Application no.</u>	<u>Description</u>	<u>Status</u>	<u>Decision Date</u>
20050571	Erection of a conservatory at the rear.	Permitted	17.08.2005
19810685	Erection of single storey side extension to form enlarged garage and enlarged kitchen.	Permitted	01.09.1981

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 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- Gravesham Landscape Character Assessment (2009)
- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and there are therefore no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties and on site. The consultation periods expired on 3 May and 24 June 2022 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Analysis

Proposal

This application seeks permission for the erection of a two storey rear/side extension and part conversion of the existing garage.

The proposed extension will be over the existing garage to the side of the property and will partially wrap around the house at the rear. On the ground floor part of the existing side garage will remain as it is at the front, and the rear part will become a utility room and WC. The extension at the rear will incorporate the original conservatory which will become a sitting room.

On the first floor, internal layout changes will result in three double bedrooms (one with an ensuite), a study and a family shower room. The side extension will include two bedrooms, and the rearward projection (approximately 1.9m) will incorporate the ensuite shower room.

The roof over the two storey extension to the side will match the main roof with (pitched with a gable end) and the rearward part for the ensuite will be subservient to the main roof.

The materials are proposed to match those existing.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extension, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, together with its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 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 2021 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 semi-detached property in use as a single family dwelling located within the rural settlement boundary of Istead Rise, as can be seen from the Google Earth image below:



The Drove Way is residential in character and is made up of detached and semi-detached two storey dwellings, similar in appearance and age. Many of the houses have been extended in various ways.

The application property lies on the south side of the road, next to an area of amenity space to the east. The property has had some small-scale extensions to the side and rear in the past (see planning history above).

Existing elevations:

Neighbouring Properties

Due to the position of the proposed extension at the side of the property, adjacent an open amenity space, over an existing garage, with only a small rearward projection and with only one new obscure glazed first floor window serving a bathroom, the proposed extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

It would be appropriate to condition the obscure glazing and no additional windows on the rear and flank elevations to ensure the protection of neighbouring privacy.

The proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no increase in the number of bedrooms at the property as a result of the proposal and it will not affect the current parking arrangements to the front. There have also been no objections in this regard. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal 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 highway matters. The proposal would therefore comply with the requirements of Policies CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 109, 130 and 174 of the NPPF 2021.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Miss Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 23/06/2022	Dated: 23 June 2022