



Delegated Report

Householder Planning Application

Planning Application No: 20240819

Location: 27 Lamorna Avenue Gravesend Kent DA12 5QF

Description: Erection of single storey rear extension with 3 no. roof lights.

Applicant: Mr Richard Jones

Site Visit Date: None (assessment based on 28 August 2024 visit)

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. BL/DRG/3636/01 Site location plan;
Drawing no. BL/DRG/3636/02 Existing and proposed block plans;
Drawing no. BL/DRG/3636/03 Existing layouts, roof and site plans;
Drawing no. BL/DRG/3636/03.1 Existing 3D visual;
Drawing no. BL/DRG/3636/04 Existing elevations;
Drawing no. BL/DRG/3636/05 Proposed ground and first floor layouts;
Drawing no. BL/DRG/3636/05.1 Proposed roof plan;
Drawing no. BL/DRG/3636/06 Proposed elevations;
Drawing no. BL/DRG/3636/07 Proposed 3D visual; and
Drawing no. BL/DRG/3636/09 Proposed site plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240818	Application for a Lawful Development Certificate in respect of the proposed erection of dormer extension in rear roof slope; 3 no. roof lights in front roof slope; and conversion of roof space into habitable rooms.	Pending	
20240605	Application for a Lawful Development Certificate in respect of proposed erection of single storey rear extension; dormer in rear roof slope and 3 no. rooflights in front roof slope.	Certificate Refused	29.08.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised to three neighbouring properties by letter. No representations have been received. The overall consultation period expired on 10 October 2024.

Officer's Analysis

Background

A lawful development certificate (LDC) application was refused in August 2024, for the erection of a single storey rear extension, a dormer in the rear roof slope and three rooflights in the front roof slope at the application site (reference 20240605). It is noted that the proposed loft conversion works would have been permitted development but the proposed rear extension was not. The current application involves the same rear extension as that previously refused an LDC. It is noted that the previously proposed dormer and rooflights are the subject of an ongoing LDC application that is likely to be granted (reference 20240818).

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. As a rear extension, the proposal would not be widely visible and it would appear subservient to the existing building.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Whilst it is noted that a proposed loft conversion (under a separate application - 20240818) would provide one additional bedroom, alterations to the first floor layout of the application property would mean that an existing bedroom would be removed (and replaced with a study). Due to the small floor area of this study

(some 4.4 square metres), it is unlikely to be used as sleeping accommodation. Therefore, the dwelling would effectively remain as a three bedroom property, even if the loft conversion is undertaken.

The proposed development would involve the demolition of an existing outbuilding at the rear of the application site. Following this, the proposed garden area, despite the erection of the proposed extension, would be some 77 square metres, with a depth of some 14 metres, which exceeds the requirements for a dwelling with three bedrooms in the Residential Layout Guidelines (June 2020) (RLG).

It is noted that without the demolition of the outbuilding, the residual garden area would be some 55 square metres, which is below the minimum garden area standard in the RLG. Therefore, in order to retain an appropriately sized garden, any planning permission granted would be subject to conditions that require the demolition of the outbuilding, prior to the first use of the proposed extension and that preclude the erection of any further extensions or outbuildings at the application property.

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 25 and 29 Lamorna Avenue (located to the north and south respectively). No. 17 Arnold Road is located to the west, across an alleyway.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No openings in flank elevations

Demolition of outbuilding prior to first use of extension

No further extensions or outbuildings without permission

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	31st October 2024	Dated:	31 October 2024