



Delegated Report

Householder Planning Application

Application No:	20211550
Location:	29 Ridgeway Avenue, Gravesend, Kent, DA12 5BD
Description:	Erection of a single storey rear extension.
Applicant:	Mr Andrew Hall
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 14/12/2021;
Drawing no. DKM/6781/01 - Rev. 01 - Site Location Plan (scale 1:1250);
Drawing no. DKM/6781/02 - Rev. 01 - Existing and Proposed Block Plan (scale 1:200);
Drawing no. DKM/6781/04 - Rev. 02 - Existing and Proposed Floor Plans and Elevations.

Plan Note

The plans submitted have discrepancies in the width of the curtilage. The Site Location (DKM/6781/01 - Rev. 01) and the Block Plan (DKM/6781/02 - Rev. 01) show that the width of the curtilage is 5.88m, however the width in the plans/elevations (DKM/6781/04 - Rev. 02) show that the width of the curtilage is 6.1m.

An assessment on Google Maps shows that the accurate width of the curtilage is around 5.88m, which was corroborated by a representation from the neighbour. Therefore, the width measurements for the extension will be taken from the proposed block plan.



This is not considered to be an issue in the determination of the application and informatives will be attached to the decision notice to highlight this discrepancy.

Relevant Planning History

Application No.	Description	Status	Decision
19950533	Erection of a detached garage at the rear.	PERMITTED	20.09.1995

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)

- Section 2 - Achieving Sustainable Development
- Section 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
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extension/Alteration Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received.

Neighbouring properties

Seven surrounding properties were consulted and three representations were received from one neighbouring property. The representations raised objection to the development, highlighting the following reasons:

- Loss of Light / Overshadowing
- Width concerns
- Encroachment
- Foundations / Party Wall Act

These concerns will be assessed in the Neighbouring Amenity section of this report.

The consultation period expired 14th January 2022.

Officer's Analysis

Design, Character and Appearance

29 Ridgeway Avenue is a mid-terrace property located on the southern side of the highway. The property has not previously been extended, but had a lean-to structure at the rear that has been removed prior to the submission of this application.

This application proposes the erection of a single storey rear extension. The extension will have a flat roof at a height of 3m, with parapet edges. It will extend beyond the rear wall by 4m and have a width of 5.68m. The walls of the extension will be set-in by 0.1m and the parapet edges of the roof will be constructed up to the shared boundaries.

The extension will create space for a new open plan kitchen/snug, utility room and wc. There will be two roof light windows in the roof, a rear window and bifold doors out onto the garden. It will be constructed using matching materials to the main dwelling and finished using white render.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 26.7m and an area of 149m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. A number of representations were received from a neighbouring property, which raised concerns with loss of light, encroachment and issues with the Part Wall Act.

In terms of loss of light, the extension is not excessive in size and will have a flat roof at a height of 3m. This is not considered to result in any significant overshadowing for the neighbouring properties. Moreover, the orientation of the properties and the south facing gardens would further reduce any impact of overshadowing.

The extension is not shown to encroach over the shared boundaries with the neighbouring properties. The plans demonstrate that the walls will be set-in from the boundaries and the parapet walls will be constructed up to the boundaries (see screenshot below). Therefore, the extension is not considered to encroach onto either neighbours' land and a condition that ensures the development is constructed in accordance with approved plans will secure this during construction.



The neighbour representations also referenced concern to the width of the extension. It is noted that the widths of the extension vary between the drawings submitted (as highlighted in the 'Plan Note' section above. The width of the curtilage is 5.88m according to the Site Location and Block Plans, however on the Floor Plan/Elevation drawings the width is increased to 6.1m. This is an error on the plans and therefore the width of the extension has been measured from the block plan at 5.68m, with the set-in to the boundary taken to be 0.1m. The discrepancy between the plans is not considered to be an issue, as the drawings clearly demonstrate that there is no encroachment and the approved plans condition will ensure that the development is built as shown in the screenshot above.

Lastly, the concerns with the foundations and Party Wall Act are non-material planning considerations and are civil matters between neighbours. The non-material planning considerations are not relevant to the decision-making process and are of no relevance to this report. This matter has been investigated by Gravesham's Planning Enforcement team.

Overall the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are not considered to be any highways or parking issues with this application.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th February 2022	Dated:	14 February 2022

Gravesham Borough Council