



Delegated Report

Householder Planning Application

Planning Application No: 20211573

Location: 16 Dunkirk Close Gravesend Kent DA12 5ND

Description: Erection of first floor side and rear extension.

Applicant: Mr Marc Adebessin

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form received 23rd December 2021;
- Drawing No. 001 Rev A – Site Location Plan, Existing and Proposed Block Plans received 23rd December 2021;
- Drawing No. 002 Rev A – Existing Floor Plans received 23rd December 2021;
- Drawing No. 003 Rev A – Proposed First Floor Plan received 23rd December 2021;
- Drawing No. 004 Rev A – Existing Elevations received 23rd December 2021; and
- Drawing No. 005 Rev A – Proposed Elevations received 23rd December 2021.

Relevant Planning History

App. Ref. No.	Description	Status	Date
19920280	Erection of single storey front, side and rear extension to form porch, garage, w.c./shower room. kitchen and conservatory.	Permission	10.06.1992

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

Natural England

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

National Grid UK

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 10 surrounding properties. The consultation period expired on 28th January 2022 and no representations have been received.

The Ward councillors for Singlewell Ward were also consulted with no comments received.

Analysis

Proposal

The application seeks the erection of first floor side and rear extension. The side extension would project approx. 3.68m at the front, decreasing to 3.14m at the rear as it follows the line of existing footprint, be 6.8m in length and 5.22m in height to the eaves and 8.64m to the ridge. The rear extension would project 3.44 from an existing principal rear elevation, measure 6.49m wide at its widest, decreasing to 6.12m and 5.22m in height to the eaves and 8.34m to the ridge

The first floor extension would be set back from the principle front elevation and would have a lower ridge height to the host dwelling with a hip roof design and would be finished using matching materials.

The proposal would result in two additional bedrooms.

Existing Front Elevation

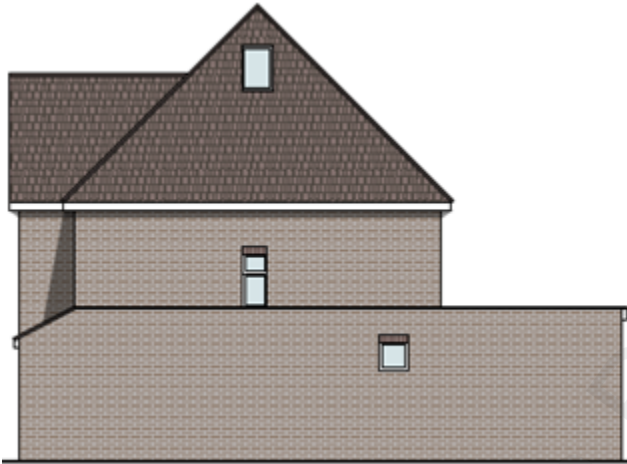
Proposed Front Elevation



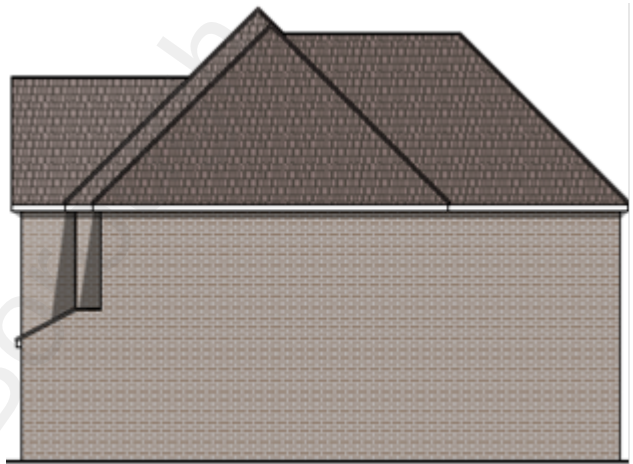
Existing Side Elevation



Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation



Character and Appearance

The application site is a two storey semi detached property located within a urban residential area and is the end property of a cul-de-sac. The immediate streetscene are two sets of semi-detached dwellings of similar design. To the east are the rear elevations of a row of two storey modern terrace properties

located along Palmer Avenue. Further to the west on Dunkirk is a row of two storey terrace properties. The property has been extended to the side and rear and single storey providing an attached garage, shower room, kitchen/dining and conservatory. Parking is by way of the existing garage and driveway for 2 cars.



The proposed side and rear first floor extensions have been set back from the principal front elevation and would have a lower ridge height, giving a subservient appearance to the host dwelling. The hip roof and window and door location, together with the proposed matching materials respect the host dwelling and would not look at odds with the existing property or the surrounding area. As such, it is considered that the proposal is considered to comply with Policy CS19 of the Local Plan Core Strategy 2014 and Paragraph 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposal would not result in a loss of garden space and the existing and proposed bedrooms would all have access to sufficient daylight and outlook and would accord with the minimum technical space standards.

The proposal is considered to safeguard the amenity of future occupiers and complies to Policy CS19 of the Local Plan Core Strategy 2014 and SPG2 – Residential Layout Standard (2020)

Neighbouring Amenity

The proposal would not have any windows located within the flank wall and a condition securing this position will be imposed. The windows to the front and rear would afford the same views as the existing. In terms of overshadowing or loss of outlook, the location of the extensions would be set away sufficiently from any neighbouring habitable room windows and due to the orientation of the property, the majority of the overshadowing would be cast over the rear garden of the application property.

Furthermore, there have been no comments received objecting to the proposal.

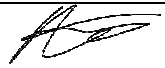
The proposal is therefore considered to safeguard the neighbour amenity and would comply with Policy CS19 of the Local Plan Core Strategy 2014 and Paragraph 130(f) of the NPPF (2021).

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	16 th February 2022	Dated:	16 th February 2022

Gravesham Borough Council