



Delegated Report

Householder Planning Application

Planning Application No: 20221159

Location: 117C Darnley Road Gravesend Kent DA11 0SH

Description: Erection of a single storey front extension at basement level incorporating garage door and single door.

Applicant: Mr Rajan Dhaliwal

Site Visit Date: 28.11.22

Preliminary Matters

It was noted that the plans showed a discrepancy with regards to the set in of the garage roof. The set in is considered positive, and would give the opportunity for the existing planter to provide a screening effect for the proposed development. Additionally, the existing brickwork was considered a positive feature and it was encouraged that this was retained within the design.

The applicant was contacted on 09.12.22 and given the opportunity to amend the plans. The revised plans were received 15.12.2022 with the roof set-in addressed, the planter and brick detailing included.

Submitted Documents/Plans

Application Form;
Supplementary Information – Email from applicant confirming plan changes and the planter will contain an adult conifer tree (received on 15.12.22);
Supplementary Information – Photo of House;
Drawing no. 3273 – 001- REVISED Elevations and Floor Plans – Existing and Proposed with site Location Plan and Block Plan.

Superseded Documents/Plans

~~Drawing no. 3273 – 001 – Block Plan – Proposed (only); and~~
~~Drawing no. 3273 – 001 – Elevations and Floor Plans – Existing and Proposed with site Location Plan and Block Plan.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210736	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer and conversion of the loft space to form habitable rooms.	Certificate Granted	29.07.2021
20201307	Erection of a part single storey and part first floor rear extension.	Permitted	26.02.2021

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

Local Ward Councillors

No comments.

GBC – Highways Officer

I have no objections; it is only a small extension and there is adequate space in front of the garage to accommodate car parking. The benefit of the pedestrian door seems to be very limited as it means only a narrow corridor will be available for anyone wishing entre the garage via this route. It would be more understandable if the internal width were 900mm rather than the external.

Neighbouring properties

A site notice was displayed on 28.11.22, five surrounding properties were consulted and no responses were received. The overall consultation expiry date was 23.12.22.

Officer's Analysis

117C Darnley Road is a semi-detached (town house type) property that is three storeys at the front as the land slopes down across a hardstanding for parking to a garage in the basement. The property lies just outside of the Darnley Road Conservation area.

Site Photo



Google Image showing the surrounding properties

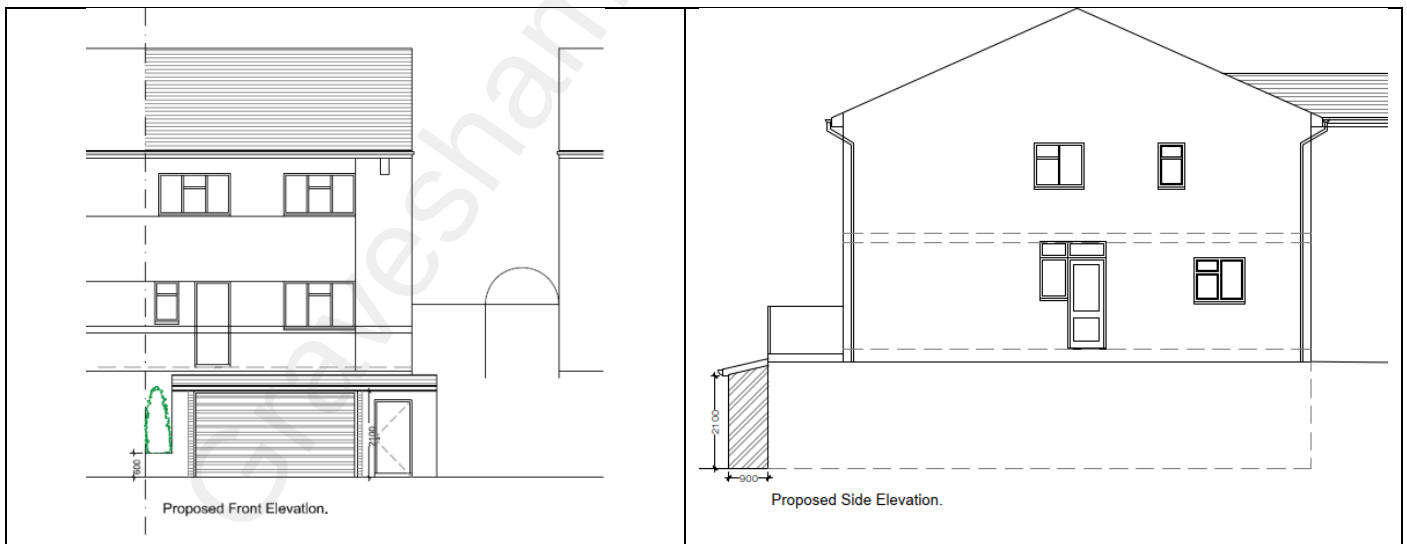


This application proposes a small extension to the front of the existing garage to incorporate a garage door, small window on the flank elevation and single pedestrian door.

Design, Character and Appearance

The plans show the extension will create a pedestrian access at basement level and will maintain vehicular access through a garage door. It will have the following dimensions:

- Height 2.50m
- Eaves height 2.28m
- Width 6.40m
- Depth 0.90m to extension wall or 1.05m inclusive of roof overhang



The extension is modest in scale and is therefore considered subservient to the existing dwelling. It will also be set in from the shared boundary with number 117B Darnley Road by approximately 0.85m according to the floor plans, and separated by a planter. Although screened from view on one side by the existing access ramp, it was considered that the extension would unbalance the appearance of the row of 4 properties and be more prominent from the public vantage point when travelling towards Old Road West.

Therefore, the aforementioned amendments to the plans, with the planter and planting proposals were requested. As such, the revised plans show that the planter will be retained and contain an adult conifer tree. Therefore, the decision notice for this application will be conditioned for the planting to be maintained (and replanted as necessary) for a period of 5 years. The tree is considered to provide a screening effect which will help mitigate any impact on the street scene and the uniformity of the row of four properties.

The extension will be constructed using acceptable external materials including; the new pitched roof - which will have grey slate tiles, white rendered walls with brickwork detailing to match the existing, white UPVC windows and single door and a metal double garage door as per the existing. For avoidance of doubt, the decision will be conditioned for the external materials to match the existing.

The plans show the extension will contain a garage door, a small window in the flank elevation and also a pedestrian door which is considered to be acceptable and not dissimilar to the existing frontage. As such, the proposal is considered acceptable 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

The proposal is not considered to impact the amenity of future occupiers, and is therefore considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The extension is modest in scale and the new flank window will be at basement (garage) level. The proposal will not result in a sense of enclosure, loss of light, loss of privacy or impact the outlook of neighbouring properties. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

As confirmed by Gravesham's Highways Officer, the proposal raises no objections in terms of highways and parking considerations.

Any Other Material Planning Considerations

Historic Landfill

The site is within a historic landfill buffer zone and therefore the decision will be subject to a condition relating to a watching brief.

Archaeology

The site lies within an area of archaeological potential. However, a single storey front extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey extension at basement level 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 and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	29 December 2022	Dated:	29th December 2022