



Delegated Report

Householder Planning Application

Planning Application No: 20221119

Location: 36 Upper Avenue Istead Rise Gravesend Kent

Description: Erection of a single storey side and rear extension.

Applicant: Mr Neil Dore

Site Visit Date: 29.11.22

Procedural Matters

The agent was emailed on 06.01.23 with regards to plan inconsistencies. A revised plan to address these inaccuracies was received on 09.01.23. The plan was accepted by the Local Planning Authority, with an extension of time agreed until 03.02.23 in order to allow time to carry out consultation for the application proposal. Further contact was made on 23.01.23 to establish the property has 3 bedrooms. Another revised plan with a small amendment to the rear fenestration was received on 31.01.23, after it was noted that the floor plans did not match the elevation.

Submitted Documents/Plans

Application Form;
Drawing No. NW.02.AR.GA.170 – REVISED Elevations and Floor Plans – Existing and Proposed (received 31.01.23);
Block Plan – Existing (received on 22.11.22);
Block Plan – Proposed (received on 24.10.22); and
OS Plan (received on 14.11.22).

Superseded Documents/Plans

~~Drawing No. NW.02.AR.GA.170 – Elevations and Floor Plans – Existing and Proposed (received 19.10.22); and~~
~~Drawing No. NW.02.AR.GA.170 – REVISED Elevations and Floor Plans – Existing and Proposed (received 09.01.23).~~

Plan Note

The existing block plan drawing file contains two pages (one showing a proposed block plan). For the avoidance of doubt, both proposed block plans show the same development proposed and as such this does not affect the determination of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
19830367	Erection of two storey rear extension to form playroom with two enlarged bedrooms over	Permitted	25.07.1983

19810577	Erection of two storey side extension to form garage and utility room with study and playroom over	Permitted	10.07.1981
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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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Southern Water

It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates

that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

GBC – Highways Officer

There are no highway implications with this proposal; there is adequate parking to the front of the property to meet standards.

Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period expired on 14.12.22.

Reconsultation for neighbouring properties

6 surrounding properties were reconsulted and no responses were received. The consultation period expired on 25.01.23.

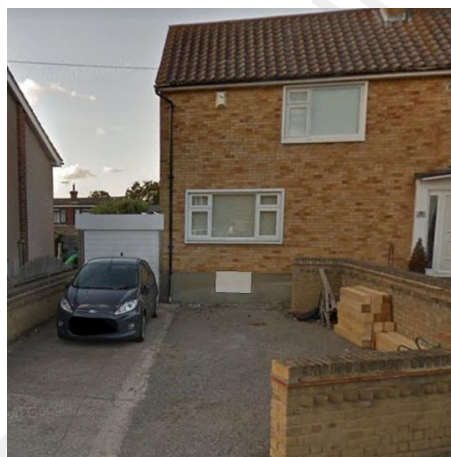
Officer's Analysis

36 Upper Avenue is a two storey detached property located north west of the highway. Previously, the property did benefit from a garage which was located to the side of the property, but this has recently been demolished.

Photo taken on site visit



Google Image showing former garage



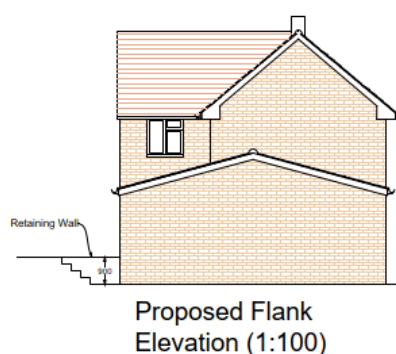
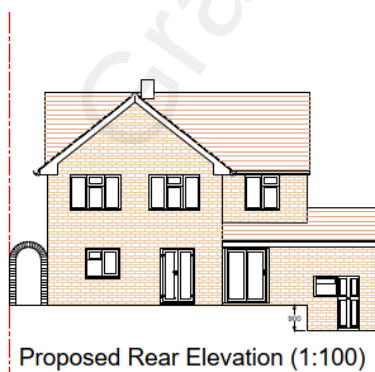
This application proposes a single storey side and rear (wraparound) extension.

Design, Character and Appearance

The single storey extensions will create space for a reception room and office. The side extension will be constructed on a lower land level than the rear extension due to the nature of the site. As such, the dimensions of both elements of the extension have been separated below:

Single Storey Side Extension	Single Storey Rear Extension
• Height (max) 4.41m • Depth 8.79m • Width 2.40m	• Height 2.92m • Depth 3.00m • Width 2.88m

The single storey side extension will essentially occupy the space formerly utilised for the garage but will extend slightly further back. In addition, the single storey rear element of the extension will infill the space between the existing two storey rear extension and the new single storey side extension. The side extension has been designed with a pitched roof to match the main roof, albeit at a different gradient. This then connects to the pitched roof of the rear extension:



The extensions will be constructed using acceptable external materials including brickwork and roof tiling to match the existing. The fenestration materials have not been listed, but for the avoidance of doubt, the decision will be conditioned so that all external materials will match the existing dwelling. In addition, the development is considered to be subservient to the existing dwelling and is not considered to detrimentally impact the character or appearance of the street scene; or the dwelling itself.

As such, the proposal is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines (RLG) (2020) set out required room sizes post development, along with private garden area and depth. The 8.86m (approximate) garden depth doesn't change as a result of the development and as such is acceptable despite falling below the 10.00m requirement. The resultant garden area is approximately 76.41sqm which complies with the 60.00sqm requirement for a 3 bedroomed property. Although office and reception sizes are not set out by the RLG (2020), the rooms at 7.24sqm and 17.61sqm respectively are considered acceptable.

As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses have been received for this application.

The plans show no windows are proposed in the flank elevation of the extensions, the development is single storey and there will be an approximate 1.30m gap between the extension and neighbouring property at 38 Upper Avenue. Furthermore the development in situ is not considered to detrimentally impact number 34 Upper Avenue or number 2 Biddenden Way. As such, the proposal is not considered to detrimentally impact the amenity of neighbouring properties in terms of privacy, loss of light, outlook or sense of enclosure.

Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

As confirmed by Gravesham's Highways Officer, there are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey side and rear extension is unlikely to have any archaeological impact.

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and therefore it is unlikely that the proposal would have a detrimental effect on the landscape character area.

Sewer

The property is in proximity of Southern Water sewer pipelines. As per the comments and map received

from Southern Water, it appears the proposal would build over a public foul sewer which is crossing the site.

As the building over of a public sewer falls Part H of Building Regulations a plann

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to be impacted by this constraint.

Conclusion & Recommendation

The proposed single storey side and rear extension will be constructed using acceptable external materials and is subservient to the existing 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:	2 nd February 2023	Dated:	2nd February 2023