



Delegated Report

Householder Planning Application

Planning Application No: 20241039

Location: 2 Flowerhill Way Istead Rise Gravesend Kent

Description: Demolition of existing conservatory. Erection of a single-storey side extension with roof lights and installation of a roof lantern to existing building.

Applicant: Josh Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14/11/2024;

Drawing Number 24-1428 Rev 04 Pg D01 (REVISED Site Location Plan and Block Plan – Existing and Proposed);

Drawing Number 24-1428 Rev 03 Pg D02 (Ground Floor Plan – Existing);

Drawing Number 24-1428 Rev 03 Pg D03 (Ground Floor Plan – Proposed);

Drawing Number 24-1428 Rev 03 Pg D04 (Loft Plan – Existing);

Drawing Number 24-1428 Rev 03 Pg D05 (Loft Plan – Proposed);

Drawing Number 24-1428 Rev 03 Pg D06 (Roof Plan – Existing);

Drawing Number 24-1428 Rev 03 Pg D07 (Roof Plan – Proposed);

Drawing Number 24-1428 Rev 03 Pg D08 (Elevations – Existing);

Drawing Number 24-1428 Rev 03 Pg D09 (Elevations – Proposed); and

Drawing Number 24-1428 Rev 03 Pg D010 (Section AA – Proposed).

~~Drawing Number 24-1428 Rev 03 Pg D01 (Site Location Plan and Block Plan – Existing and Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20010465	Erection of a replacement conservatory at the rear.	Permitted	17.07.2001
19950412	Erection of car port at side.	Permitted	10.08.1995
19890197	Erection of single storey side extension on the south east elevation to form bathroom, wc and utility room.	Permitted	26.04.1989
19810457	Erection of single storey front extension to form a porch and single storey side extension to form a study	Permitted	05.06.1981

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

Gravesham Local Plan: First Review (1994)

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

No responses received

Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation period ended on 10th December 2024.

Officer's Analysis

Design, Character and Appearance

2 Flowerhill Way is a detached bungalow located on the Northern side of the highway. The property is part soft landscaped and part hard standing to the frontage for off road parking with an additional car port to the side. The property has previously been extended to the side and with a porch to the front. There is a conservatory to the rear which the application looks to demolish.



The application proposes the erection of a side extension and the installation of a roof lantern to the existing flat roof extension.

The extension will have a hipped roof at a maximum height of 4.2m and an eaves height of 2.4m. It will measure 8.5m in length and project 5.2m from the flank elevation. The extension will be set down from the existing roof by 1.67m and will be set back from the principal elevation by 0.32m.

The extension will create space for a second home office and an extended living / dining area with internal configuration. There will be a window to the front elevation serving the office and 3 no high level windows to the flank elevation, serving the office and the living area. There will be doors to the rear elevation providing access to the private amenity area. The extension will be constructed with a rendered finish.

Whilst the proposed extension is considered to be a large addition to the host dwelling, it is noted that the application site is a sizeable plot with soft landscaping to the frontage providing a natural screen from the highway, which upon permission, will be conditioned to be retained. Furthermore, post development, the property would reflect a similar footprint to that of neighbouring property 4 Flowerhill Way, and as such is not considered to be out of keeping with the surrounding street scene.

Therefore, 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) (2024).

Amenity of Future Occupiers

Post development, the garden area and depth are both in accordance with the Residential Layout Guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it 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) (2024).

Neighbouring Amenity

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure.

Whilst the application introduces 2no habitable windows to the flank elevation, fronting neighbouring property known as 4 Flowerhill Way, serving the newly formed living area, the windows proposed are high level to protect the neighbouring privacy.

Furthermore, there is an existing garage and outbuildings to the neighbouring boundary and as such there are no neighbouring privacy concerns with the application.

The application is therefore considered to safeguard the amenity of neighbouring properties 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) (2024).

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Istead Arable Farmlands Landscape Character Area. 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.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposal is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within the well-developed part of the landscape.

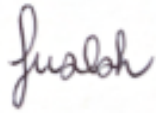
Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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 reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	15 th January 2025	Dated:	15 January 2025

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