

Delegated Report

Planning Application

Planning Application No: 20230712

Location: 1 Pinnocks Avenue, Gravesend DA11 7QD

Description: Erection of a single storey rear extension.

Applicant: Mr Charles Wilson

Site Visit Date: 19 July 2023

Submitted Documents/Plans

Application form
Site location plan (existing)
Site location plan (proposed)
Block plan (proposed)
Block plan (existing)
Drawing no. CWNA/06/23/1 (existing plans)
Drawing no. CWNA/06/23/2 (existing plans)

Relevant Planning History

19790950	Erection of a conservatory at the rear	Permitted	17.12.1979
----------	--	-----------	------------

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 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments received.

Neighbouring properties

The application has been advertised by site notice and individual letters to three neighbouring properties. One letter of support has been received but also mentioned maintaining a shared drain. The overall consultation period expired on 11 August 2023.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension. The proposed extension will project approx. 3.1m and will extend the full width. It will have a flat roof with a roof lantern to a maximum height of 3.9m and will provide for a larger family room.

Design, Character and Appearance

The application site is a two storey end of terrace dwelling with a small front garden and rear garden laid to lawn and flowerbeds. To the rear is a small projection and there was a conservatory. Most of the terrace have a single storey rear conservatory or extension. The neighbouring property has a projection to the rear and another building on the shared boundary.

The proposed extension will be approx. 20cm deeper than the previous conservatory and will not be dissimilar to others in the vicinity. In terms of character and appearance the proposal will be in keeping with other extensions and the host dwelling. In terms of scale the proposal is modest and will appear subservient.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extension will leave a significant amount of garden space to remain and therefore no concerns are raised in terms of the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is modest in terms of projection and is not considerably larger than the conservatory before. Given that it is also single storey there will be no loss of outlook, sunlight or daylight from the proposal. No windows are proposed in either flank wall and boundary treatment exists between dwellings; therefore there will be no loss of privacy to any neighbouring property.

The proposed extension therefore accords with policy CS19 of the Gravesham Core Strategy 2014 with regard to amenity and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposal will not result in the loss of any off-road parking or the creation of any additional bedrooms and therefore no objection is raised on highways grounds.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the above-mentioned policies and is recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29 August 2023	Dated:	29 August 2023