

Delegated Report

Householder Planning Application

Planning Application No: 20240342

Location: 16 Kelso Drive Gravesend Kent DA12 4NR

Description: Erection of a single storey rear extension with internal alterations.

Applicant: Miss Carly Bailey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Drawing No: 24/03/04 Rev 02 (Proposed Plans/Elevations)
- Drawing No: 24/03/04 Rev 01 (Existing Plans/Elevations)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful 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

Local Ward Councillors

The below comment was received from a local ward councillor:

“Not sure looking at the drawings if this proposed extension encroaches into the neighbour’s shared driveway.”

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 14.05.2024 and no comments were received.

Analysis

Proposal

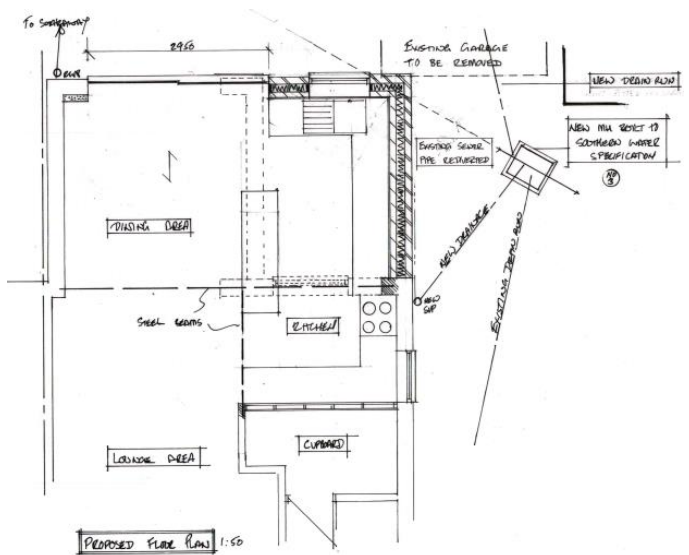
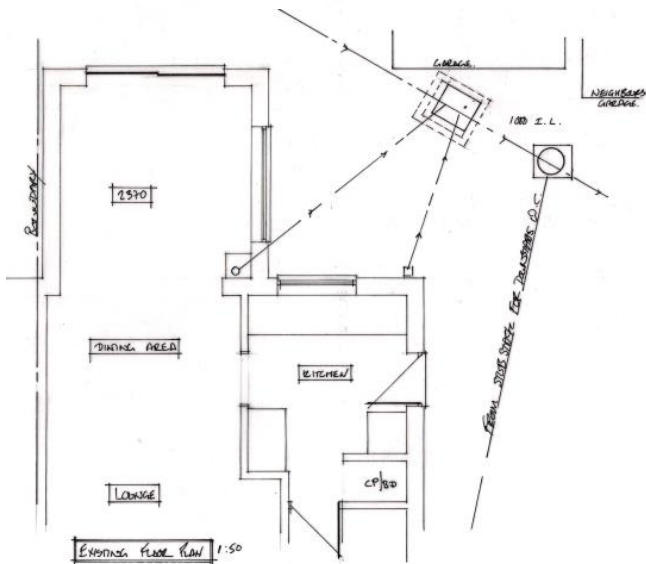
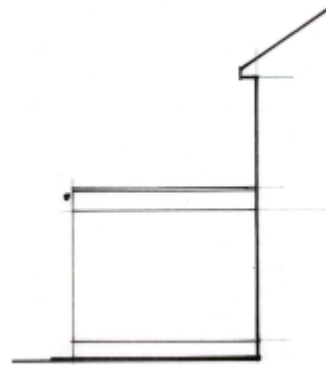
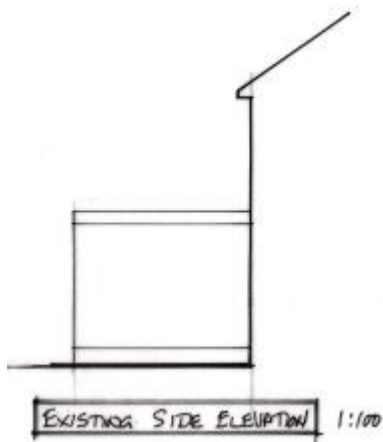
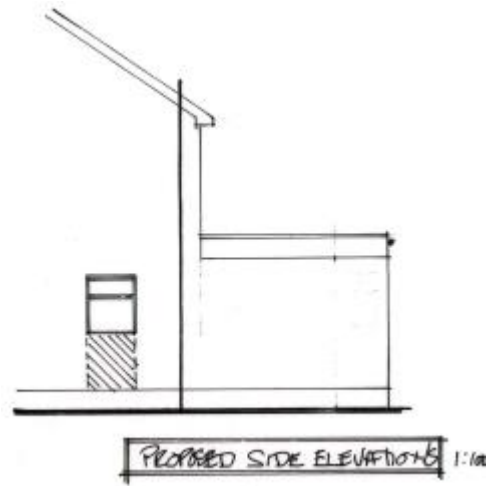
The proposal seeks the erection of a single storey rear extension with internal alterations.

Existing



Proposed







Preliminary Matters

It is noted that the proposed block plan shows that the property frontage will be block paved, this work does not require planning permission. The proposal also shows the existing garage will be removed, however it is important that should permission be granted it relates solely to the erection of a single storey rear extension.

It is also noted that there is a front porch and a single storey side extension in place at the site of which both are not shown on the proposed block plan.

Concerns have been raised about the extension encroaching upon the shared driveway. However the site location shows the area of the extension to be fully within the red line ownership of the application property. No representation has been received from the neighbour which adjoins the driveway.



Character and Appearance

The application site is a semi detached house in use as a single family dwelling.



There is currently a single storey rear extension in place at this site at present. The proposed extension will simply extend the current extension so that it is full width and of the same depth with a matching roof form.

The extension will include a window and door in the rear elevation and will serve a kitchen/dining room. The existing door in the flank elevation which serves a kitchen will be changed into a window which will serve the kitchen.

It is considered that the proposed extension is modest in scale and appropriately designed. It is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be adequate private amenity space to fulfil the requirements of the development. The proposal therefore safeguards the amenity of future occupants in line with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the scale and siting of the extension it is not considered to impact neighbouring amenities. A condition will be imposed to ensure no windows or openings are introduced in the flank elevation of the proposed extension as a means of maintaining neighbouring privacy at 14 Kelso Drive. No neighbour representations have been received.

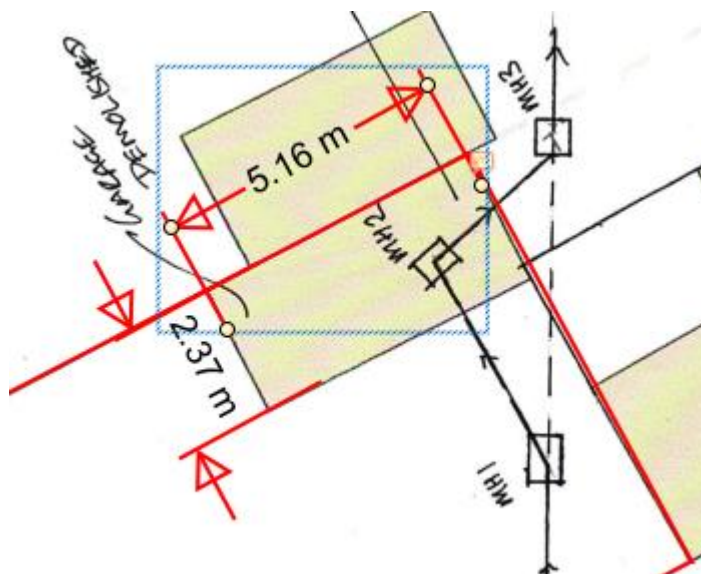
The proposal therefore safeguards the amenity of neighbouring occupants in line with SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will result in the loss of a garage which could be considered as a parking space.

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.1m by 2.3m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore probably not be used other than for

domestic storage.



It is not considered that the loss of the garage would justify refusal of the whole scheme or that such refusal could necessarily be defended on appeal. Furthermore there is scope for additional on site parking and so the proposal is considered accept with regards to parking.

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30.05.2024	Dated:	22 July 2024