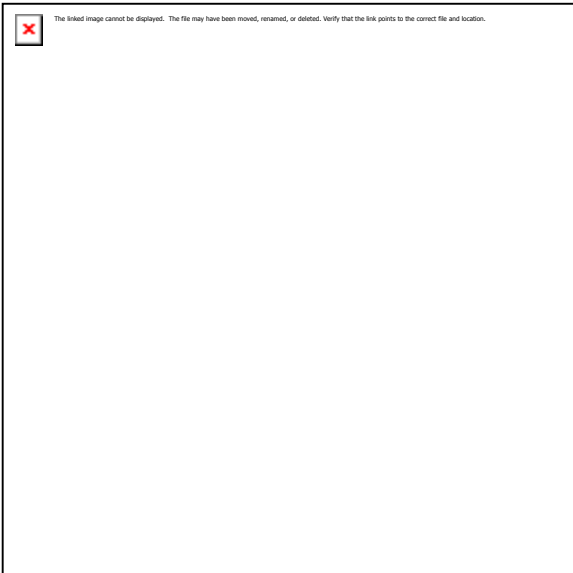




Delegated Report

Householder Planning Application

Planning Application No: 20220661

Location: 47 St Hildas Way Gravesend Kent DA12 4AL

Description: Erection of single storey rear extension

Applicant: Mr Justin Adams

Site Visit Date: 03/08/2022

Submitted Documents/Plans

Application Form;
Site Location Map;
Existing Block Plan;
Proposed Block Plan;
Drawing No: 22/05/02 (Existing/Proposed Floor Plans); and
Drawing No: 22/05/02 (Existing/Proposed Elevations).

Existing/Proposed Block Plan

Relevant Planning History

Reference	Description	Outcome	Decision Date
20190773	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable accommodation.	Certificate Granted	01.08.2019

20180256	Erection of a new front porch, a two storey rear extension, a single storey side extension and conversion of the roof space into habitable rooms.	Refused	20.09.2018
20170309	Erection of a new front porch, a two storey side extension, a single storey rear extension, dormer extension to the rear roof slope and conversion of the loft into habitable space.	Refused	02.06.2017
20090588	Erection of single storey side extension to form a bedroom with ensuite shower room/wc and laying out of new hardstanding in front garden.	Permitted	17.09.2009

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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed 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

Neighbouring properties

The application was advertised by way of letter to 12 surrounding properties. The consultation period expired on 15th July 2022 and two objections were received.

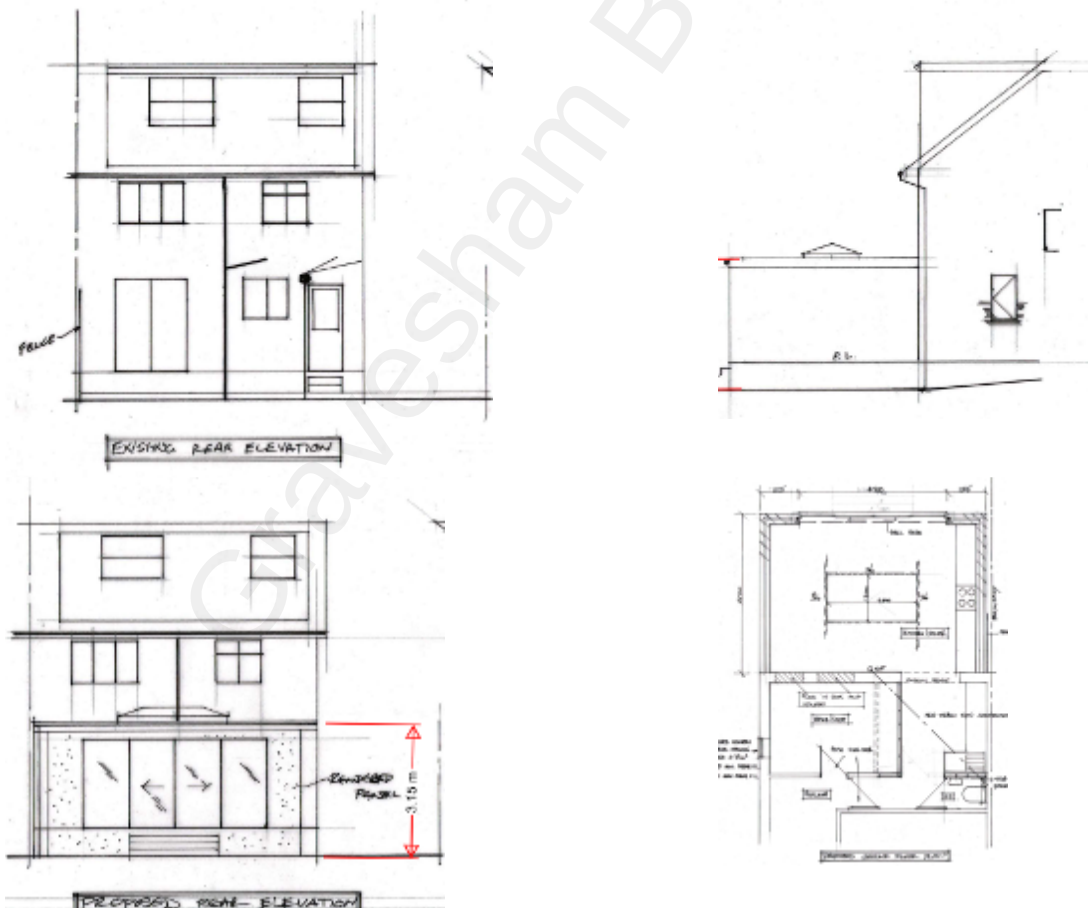
The main points raised in the objection were:

- Impact on light to a neighbouring property
- Dust pollution emanating from the site during previous construction works
- Lack of Health and Safety during previous construction works
- Noise Pollution from previous construction works
- Inconsiderate Parking from builders during previous construction works
- If permission is granted objector wishes to have boundary line defined and also wants to be able to get to and remove fencing
- Existing Plans fails to show a new outbuilding
- Foundations for the extension have been laid over a shared boundary into neighbouring property
- Fence Panels Removed
- New outbuilding overhangs property boundary
- Dirt left on neighbouring property
- Contractors possibly uninsured
- Works may cause further stress and anxiety to neighbours

Analysis

Proposal

The proposal seeks the erection of a 4.5m single storey rear extension which will be finished with a flat roof which has an overall height of approx 3.1m and includes a roof lantern. The extension will include a bifold in the rear elevation and there will be no flank windows. There will also be a larger window opening in the western flank elevation which will serve an office.



Character and Appearance

The application site is located on the north-western side of St Hilda's Way. It comprises a dwelling set at the end of a terrace of four properties. It is constructed of red brick and has been previously extended by way of a hip to gable alteration and a rear dormer which is finished with grey cladding and not materials to match the host dwelling. The property is set further forward than the neighbouring dwelling by 400mm and includes two front entrance doors.



The site slopes down from the rear elevation of the building towards the rear boundary. The rear garden accommodates a large outbuilding which may have been constructed under permitted development rules and there is also a large wooden shed.



During the officer site visit it was evident that there were ongoing works on the site including some footings which had been dug up next to the outbuilding, the applicant stated the footings were installed to accommodate the wooden shed.



To the side of the existing dwelling is a parking area which is accessed from St Hilda's Way.

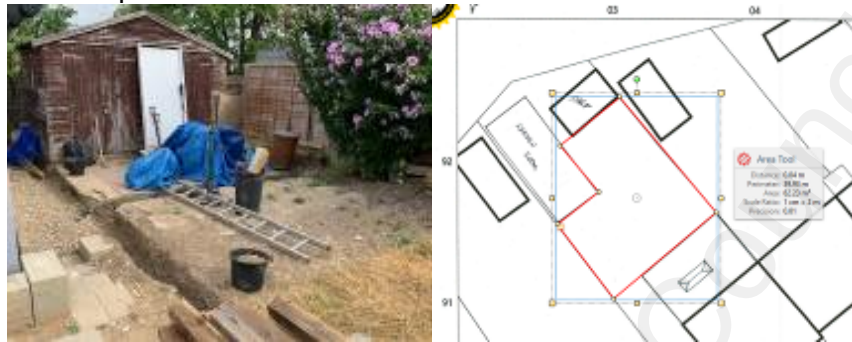
The proposed rear extension is fairly large, measuring approx. 29.8sqm in comparison to the host dwelling which measures approx. 54.5sqm. The extension is set aware from the common boundary so to avoid encroachment, and the overall height is not deemed excessive. On balance the extension is acceptable in terms of design and appearance, and whilst it is large, it is not excessive.

The proposal is therefore acceptable in terms of SPD4 – Householder Extensions/Alterations Guide (2020) and CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the site retains approx 82sqm of usable garden space. The site has already been extended to accommodate 4 bedrooms and so the garden would be below the Council's residential layout guidelines which is 100m².

So to preserve the remaining amenity it will be necessary to impose a condition which will remove Class E permitted development rights for any further outbuildings, especially when considering there is already a large outbuilding and shed in place.



On balance it is considered that the application will not detrimentally harm the amenity of future occupiers to the extent a refusal is warranted.

Neighbouring Amenity

Due to the location of the extension it is not considered to harm the amenities of the neighbouring property known as No. 45 St Hilda's Way in terms of overshadowing. A new window is proposed in the flank elevation of the existing dwelling but this in itself does not require permission. However to ensure neighbouring privacy is maintained a condition will be imposed to ensure no window or door openings are created in the flank elevations.

The adjoining half of the semi known as No. 49 St Hildas way is not considered to suffer any loss to privacy as the extension does not include any window openings. In terms of light levels, there would only be an impact to the light levels from the afternoon sun. however due to the single storey flat roof nature of the extension, the proposed is not deemed to result in any meaningful harm. The nearest windows to the proposed extension serves a kitchen, comprising a partially glazed door and separate window and so there is no harm to a habitable room.



As can be seen earlier in the report, some comments were received as part of the neighbour consultation. Material planning considerations such as light. Comments concerning noise and dust from works are covered by the code of construction informative. The other comments raised are considered non-material planning considerations or civil issues to be resolved separately from this planning application.

Therefore the extension is not excessive in terms of height and so the proposal is deemed to adequately safeguard the amenities of neighbouring properties and is compliant with SPG2 – Residential Layout Guidelines and CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not impact any existing parking arrangements, so there are no concerns in this regard.

Conclusion

The proposal has been fully considered and permission is recommended subject to conditions.

See draft Decision

Case Officer: Sharon Sahota	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 5 th August 2022	Dated: 05 August 2022