

Delegated Report

Householder Planning Application

Planning Application No: 20230127

Location: 21 Lewis Road Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension

Applicant: Mr C Oxford

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14/02/2023;
Drawing Number 03 (OS Plan);
Drawing Number 04 (Block Plan);
Drawing Number 01 (Floor Plans and Elevations – Existing); and
Drawing Number 02 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19750625	Formation of two bedrooms in rear roof space	Refused	18.11.1975

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

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No response

GBC Highways

I have no highway objections, the front garden is paved and there is a garage at the rear, although there must be some doubt about how accessible it is.

The front garden at some 7.6 metres deep by 8 metres wide is adequate for two cars to park and would meet the requirements of Kent County Council, as Highway Authority, particularly as there is the additional width of the accessway leading to the rear of the property, giving a total width of some 11 metres.

However, SPG4 does require a cycle parking space for the extra bedroom, which could potentially be in the garage.

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 14/03/2023.

Officer's Analysis

Design, Character and Appearance

21 Lewis Road is a semi-detached bungalow located on the Western side of the Highway. The property is paved to the frontage to provide off road vehicular parking with a garage to the rear.



The application proposes the erection of a single storey rear extension. The extension will have a flat roof at a height of 2.8m, continuing the roof line of the original rear projection of the host building. It will extend beyond the rear wall by 6m maximum and have a width of 3.9m.

The extension will create space for a third bedroom with en-suite. There will be a window to the rear elevation and a window to the side (West) elevation. It will be constructed using matching materials to the main dwelling with a brick finish.

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) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 12.5m and an approx. area of 75m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, the room sizes of the proposed third bedroom and en-suite accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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

Neighbouring Amenity

Due to the presence of rear extension to the adjacent dwelling known as 19 Lewis Road and the modest height of the proposed extension, the development will not have any detrimental impact on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring

properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking and highways issues related to this application.

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 instillation of the dormer windows is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within a relatively 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 conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	4 th April 2023	Dated:	4th April 2023