



Delegated Report

Householder Planning Application

Planning Application No: 20220786

Location: 7 Hillingdon Road Gravesend Kent DA11 7LQ

Description: Erection of a single storey rear extension.

Applicant: Grace & Andrew Dobson

Site Visit Date: 28.07.22

Submitted Documents/Plans

Application Form;
OS Plan (received 15.07.22); and
Drawing No. 007AGD/P – Plans and Elevations with Block Plans – Existing and Proposed.

Plan Note

The plans indicate a parking area in the front garden. When visiting the site it was noted that there is no such parking area. This application is dealing with the single storey rear extension only and does not give permission for a parking area.

Relevant Planning History

No relevant history.

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments.

Neighbouring properties

A site notice was displayed on 28.07.22, five surrounding properties were consulted and no representations were received. The overall consultation period expiry date was 19.08.22.

Officer's Analysis

7 Hillingdon Road is a two storey mid terraced property located south of the highway and to the east of Wrotham Road.



This application proposes the erection of a single storey rear extension.

Design, Character and Appearance

The proposed single storey rear extension creates space for internal layout changes, including the provision of an enlarged kitchen and dining area. Additionally, the existing WC will be relocated and expanded to include a shower. According to the application form, the extension is to have a flat roof, block and rendered walls to match the existing, and the windows and door are described as white/grey/uPVC/aluminium. The materials are considered acceptable, however due to the ambiguity of the colour of the walls and also the proposed windows and doors, the application will be conditioned to ensure the proposed external materials of the extension will match the existing dwelling in order to create a satisfactory visual relationship between the existing dwelling and the proposed development.

The plans show the extension is to have a depth of 4.11m, a width of 5.60m, eaves height of 3.03m and a maximum height of 3.66m (inclusive of the roof lantern.) The development is to match the depth of the existing extension at number 5 and it will be 1.20m deeper than the existing extension at number 9. The extension will not be excessively large and is considered subordinate to the main dwelling.

Gravesham's Householder Extensions/Alterations Design Guide (2021) states that single storey extensions should not rise above the window sill level of any first floor window, as indicated by the visual example below:



It is noted that the proposed elevations do show the development to go above the window sill, however as this involves the roof lantern rather than the roof of the extension itself; this is considered to be acceptable.

20220786 Proposed Rear Elevation



The proposed windows are considered acceptable in terms of overall shape and alignment with the windows at first floor level. The window that is to serve the shower room will be conditioned to be obscure glazed. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. 7 Hillingdon Road will exceed both the depth and area requirement post development at 17.82m and 103.08sqm respectively. The RLG (2020) also sets out required room sizes, at 34.52sqm, the kitchen dining area exceeds the requirements. The RLG requires a bathroom/w.c. to have a minimum floor area of 3.5sqm, which the proposed shower room falls below at 2.00sqm. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application and this is not the only bathroom facilities for the property. As such, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties by virtue of existing extensions at both adjoining neighbouring properties, the proposed extension being single storey and the path of the sun. No representations have been received. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Historic Landfill

7 Hillingdon Road is within a historic landfill buffer zone and therefore the decision will be subject to a condition relating to a watching brief.

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	7 th September 2022	Dated:	07 September 2022

Gravesham Borough Council