

Delegated Report

Householder Planning Application

Planning Application No: 20240837

Location: 3 Worcester Close Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension, with associated internal and external works including the part modification of a detached garage roof.

Applicant: Mr and Mrs M. Ludlow

Site Visit Date: 30.09.2024

Submitted Documents/Plans

- Drawing No: 1100 (Site Location Plan)
- Drawing No: 1001 (Existing Block Plan)
- Drawing No: 1010 (Existing Ground Floor Plan)
- Drawing No: 1013 (Existing Roof Plan)
- Drawing No: 1020 (Existing Section AA)
- Drawing No: 1030 (Existing North Elevation)
- Drawing No: 1031 (Existing South Elevation)
- Drawing No: 1032 (Existing East Elevation)
- Drawing No: 1033 (Existing West Elevation)
- Drawing No: 1101 (Proposed Block Plan)
- Drawing No: 1110 (Proposed Ground Floor Plan)
- Drawing No: 1113 (Proposed Roof Plan)
- Drawing No: 1120 (Proposed Section AA)
- Drawing No: 1121 (Proposed Section BB)
- Drawing No: 1130 (Proposed North Elevation)
- Drawing No: 1133 (Proposed West Elevation)
- Drawing No: 1131 (Proposed South Elevation)
- Drawing No: 1132 (Proposed East Elevation)

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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

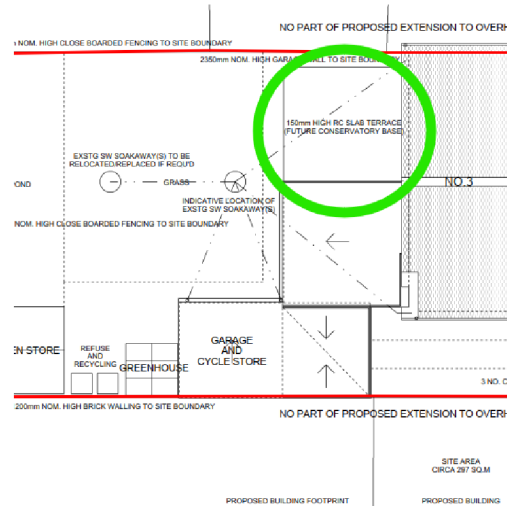
Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 25.10.2024 and no comments were received.

Analysis

Procedural Matters

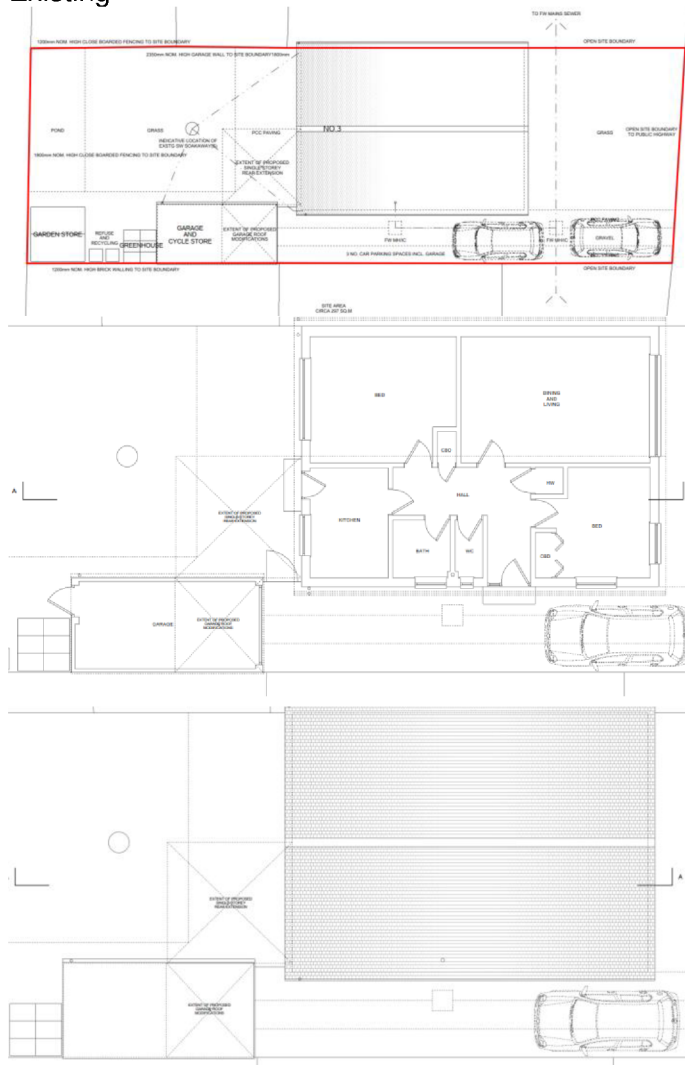
It is noted that the proposed plans also state that a 150mm slab will be created and will serve as a future conservatory base. The alteration to the land levels may constitute permitted development in this instance however it should be noted that this planning application description does not refer to the erection of a conservatory and so this planning permission does not apply to the erection of a future conservatory and an informative to that effect shall be included should permission be forthcoming. The applicant may wish to engage in pre application advice should they wish to ascertain whether planning permission is required for a future conservatory.



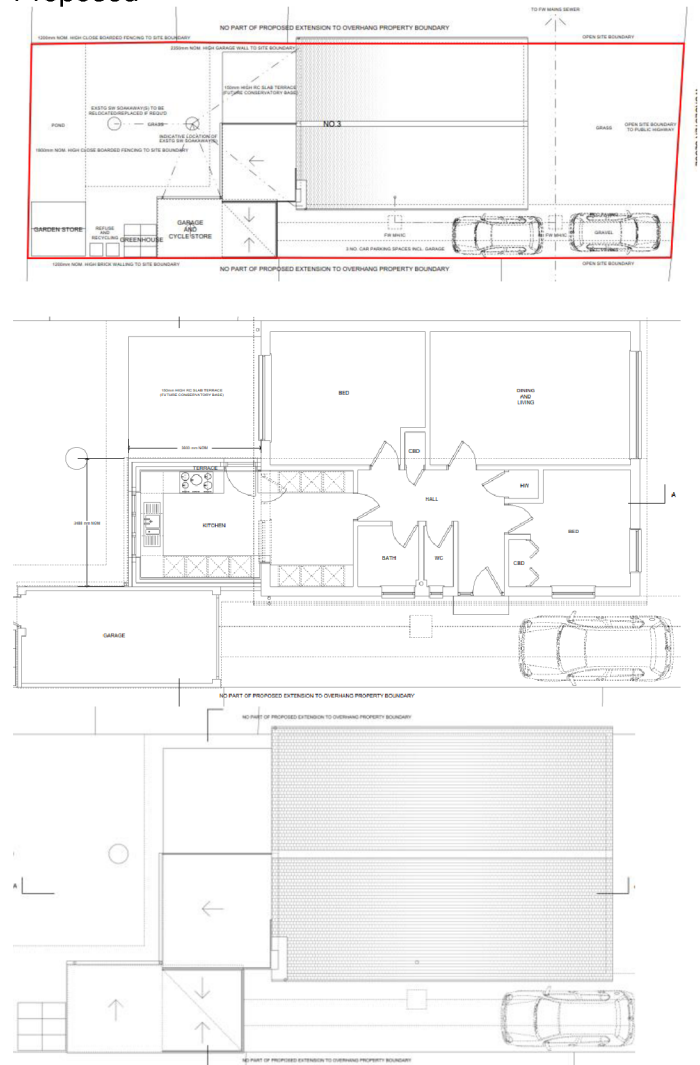
Proposal

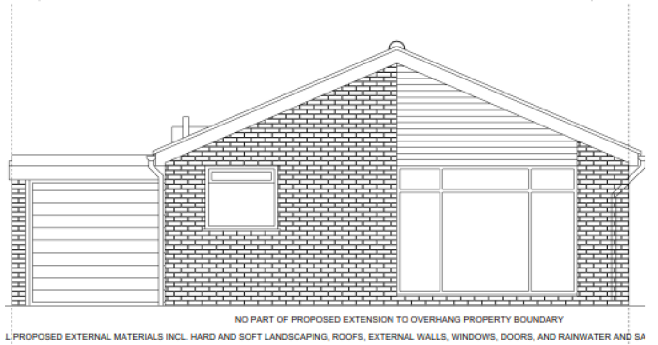
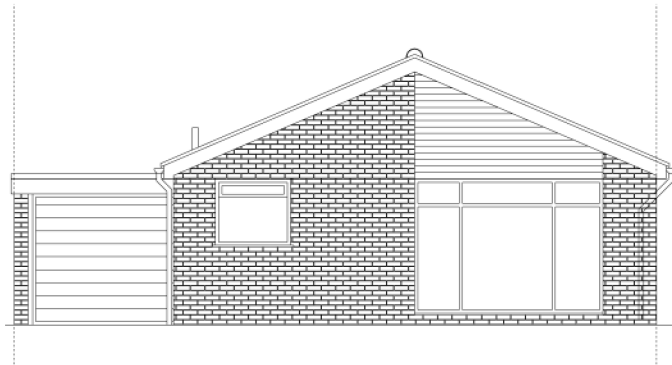
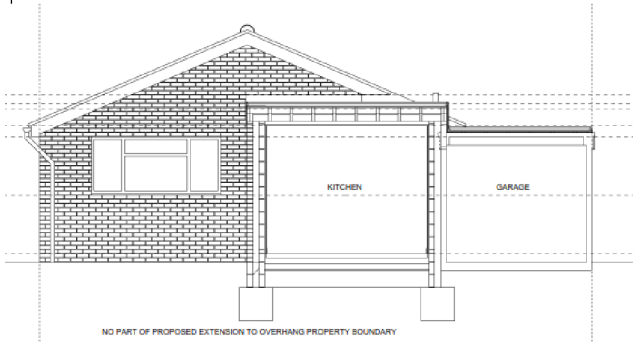
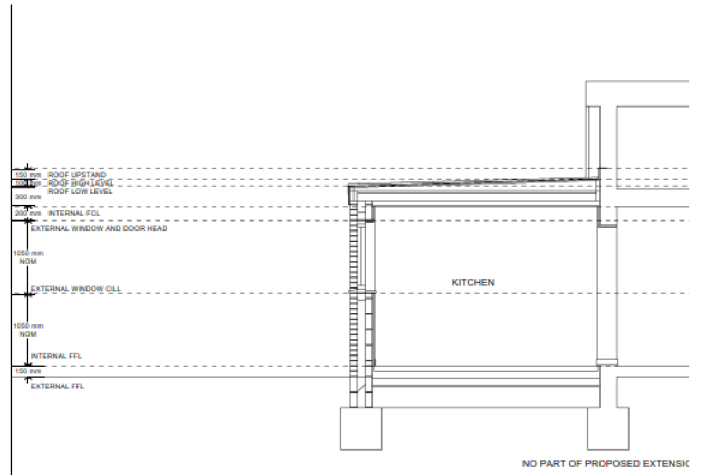
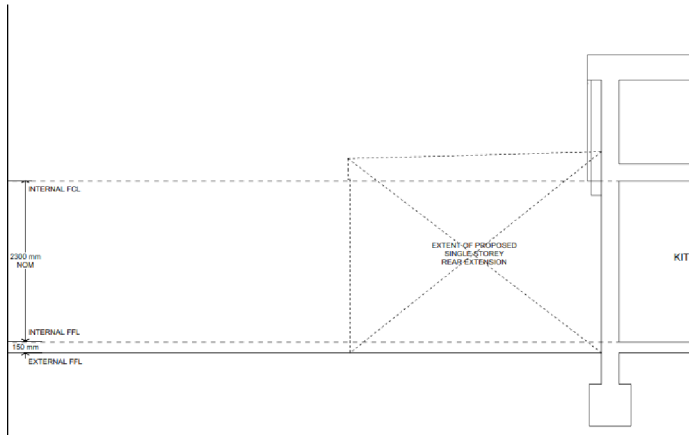
The Proposal seeks the erection of a single storey rear extension, with associated internal and external works including the part modification of a detached garage roof.

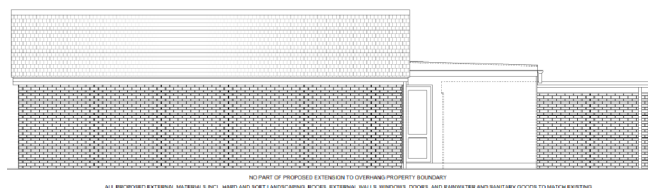
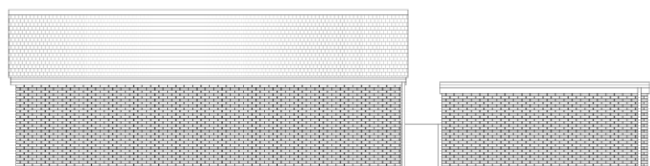
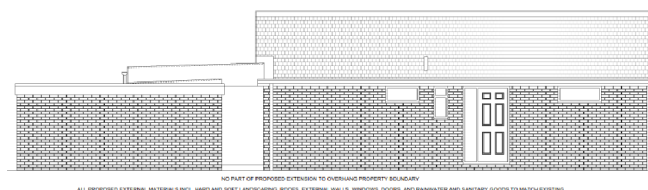
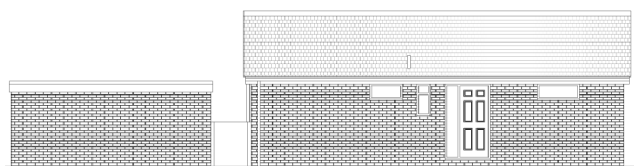
Existing



Proposed







Character and Appearance

The application site is a detached bungalow in use a single family dwelling. The proposal seeks to erect a single storey rear extension and replace the existing detached garage roof.



The garage roof will be raised by 0.1m but the flat roof form will be maintained.



It is considered that the incremental increase to the garage roof would not result in any detrimental impact to the wider area and in terms of design and appearance, it would largely retain its existing appearance.

The proposed single storey rear extension would be part width and is acceptable in terms of scale. The depth of 3.5m is not excessive and there are other examples of larger single storey rear extensions at neighbouring properties. It is noted that the height of the extension would exceed that of the existing

dwelling's eaves, however it is acknowledged that this is necessary to achieve sufficient internal head height. It is also noted that the extension would be visible from the main streetscene albeit only a small section. Whilst the proposed extension will be physically attached to the garage there will not be any internal access between the two, furthermore conversion of the garage into a habitable room would require further planning permission.



On balance it is considered that this is acceptable and so the proposal is considered to comply with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space would equate to some 67sqm which is compliant with the Council's technical standards for a property of this size. The proposal therefore complies with the requirements of SPG2 – Residential Layout Guidelines 2020 and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal is not liable to impact light or outlook levels due to the scale and siting of the extension and roof alterations. However there is a door proposed in the eastern flank elevation facing towards 5 Worcester Close. It is considered that this door opening would not cause any harm as it is set away from the common boundary and the main window serving the extension is situated in the rear elevation. The proposal therefore complies with the requirements of SPG2 – Residential Layout Guidelines 2020 and CS19 Local Plan Core Strategy 2014.

Parking and Highways

The proposed development is not considered to impact existing parking arrangements.

Any Other Material Planning Considerations

The proposal is for an extension and alterations to an existing property and detached garage which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain an open site and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5/11/2024	Dated:	6th November 2024