

Delegated Report

Householder Planning Application

Planning Application No: 20211450

Location: 18 Ridgeway Avenue Gravesend Kent DA12 5BB

Description: Demolition of existing conservatory and erection of a two storey rear extension.

Applicant: Mr And Mrs Hardy

Site Visit Date: 19 January 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01 Existing layout and elevations;
Drawing no. 02 Proposed layout and elevations;
Drawing no. 03 Red line site boundary plan; and
Drawing no. 04 Existing and proposed block plans.

Relevant Planning History

None.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P5 – Exceptions to Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide SPD (2021)

Other documents

- Nationally Described Space Standard 2015

Consultations, Publicity and Representations

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Please note: If the application at a later stage proposes the use of non-mains drainage, we will need to be re-consulted.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues/opportunities please email KSLPLANNING@environment-agency.gov.uk.

Kent County Council (KCC) Heritage

The site lies within an area of multi-period archaeological potential. I consider it unlikely, however, that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was publicised to four neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed design and materials for the extension would match with the existing building. The property already has a two storey rear projection. There is no planning history relating to this and it appears to be a historic addition. The proposed extension would have a depth of 2.2 metres, bringing the total rear projection to 3.9 metres. This is a sizable two storey addition to the property. However as it would be located at the rear, it would not be widely visible. The roof design and general footprint would appear subservient to the existing building and as such, the proposal would not be detrimental to visual amenity.

Overall the proposed development would be in keeping with the character of the existing building and its surroundings and would be appropriate in terms of design, it is simply enlarging an existing rear projection. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposed development would increase the size of an existing bedroom and sufficient rear garden area and depth would be retained. As such, the proposal would provide a good standard of living for future occupiers and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 16 and 20 Ridgeway Avenue (located to the west and east respectively). Nos. 32 and 33 Aintree Close are located to the north.

Due to the design of the proposal (set in from the site boundaries, with no windows in the side elevations at first floor level); the layout and orientation of the surrounding buildings and the screening provided by boundary treatments; there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings due to the distance between properties.

In order to ensure that there is no future adverse overlooking impact to either of the adjacent occupiers, any planning permission granted should include a condition to preclude the insertion of additional windows in the side elevations of the proposed extension.

As the proposal would provide a kitchen, it would be appropriate to attach a condition to any planning permission granted to preclude any flue openings in the side elevations in order to ensure that there are no adverse odour or noise impacts to adjacent occupiers in future.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways Impacts

The proposed development would not increase the number of bedrooms at the application site or adversely impact on the existing parking arrangements. As such the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located in an area of multi-period archaeological potential. However KCC Heritage raise no objection to the proposed development. As such, the proposal would have no adverse impacts archaeology and would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review 1994.

The application site is located within Groundwater Source Protection Zone 2, a Site of Special Scientific Interest (SSSI) Impact Risk Zone and a smoke control area. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any sensitive habitats or groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match

No further openings (including flues) in the side elevations

Conclusion & Recommendation

The proposed development complies with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	20th January 2022	Dated:	20 January 2022