

Delegated Report

Householder Planning Application

Planning Application No: 20230287

Location: 18 Long Walk Istead Rise Gravesend Kent

Description: Roof alterations to existing single storey rear extension

Applicant: Mrs Mikaela Desforges, Maintenance

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Timber Span Table;
Block Plan (received on 04.04.23);
OS Plan (received on 03.04.23);
Drawing No. 01 – Elevations – Existing and Proposed; and
Drawing No. 02 – Details and Sections – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20040828	Erection of single storey rear extension to form a living room.	Permitted	19.10.2004

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

Local Ward Councillors

No Comments.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 11.04.23 and no responses were received. The overall consultation period expired on 05.05.23.

Officer's Analysis

18 Long Walk is a two storey semi-detached property located North-West of the highway. There is farmland to the rear of the site and the property is inset from the green belt.

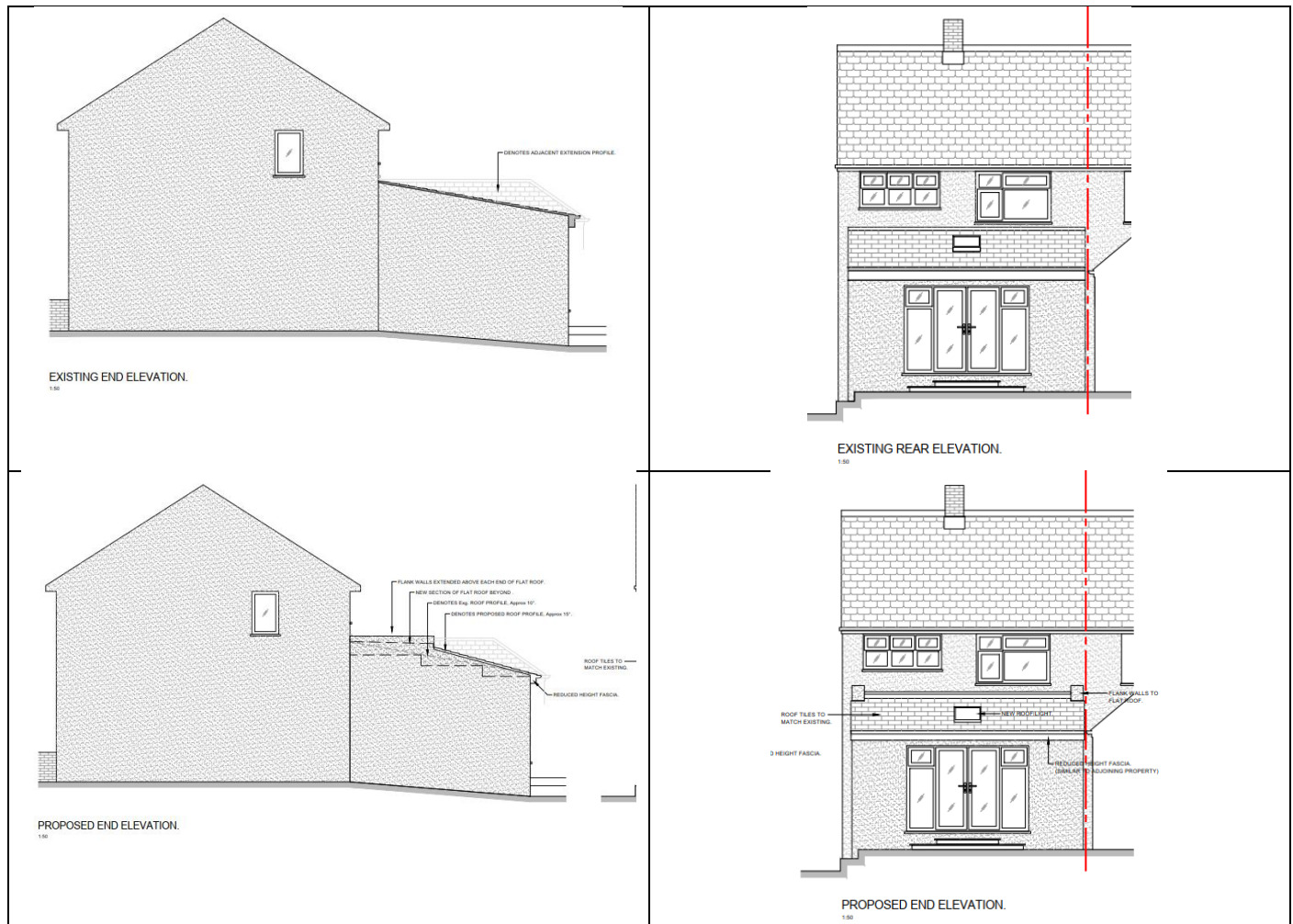
Google Image



This application proposes roof alterations to the existing single storey rear extension.

Proposed Development

The existing roof form is resulting in water ingress due to issues with the pitch of the roof. This proposal seeks to rectify this issue by installing a part flat roof (with parapet walls) and a part pitched roof. A new rooflight shall also be installed within the pitched roof. A new rooflight shall also be installed within the pitched roof.



The change in roof form would not impact the depth or width of the extension, however the plans show there is a slight increase in the height of the extension, which would result in a maximum height of 4.06m.

Design, Character and Appearance

Whilst the combination of the roof forms is unusual, it is not uncommon for single storey rear extensions to incorporate a flat roof/parapet wall design. The increase in height is minimal, with the part pitched element ensuring the overall development is not overly bulky. The development would be constructed using appropriate external materials including a grey flat roof, with brickwork and the concrete tiles to match the existing. In addition, the alterations would not be highly visible from the public vantage point which would not result in a detrimental impact of the character or appearance of the street scene or surrounding area.

Overall, the development is acceptable and accords 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

The proposed development would not conflict with Policy CS19 (LPCS) and Section 12 (NPPF) (2021) and the proposed development would safeguard the amenity of future occupiers in accordance with policy.

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The proposed development will not cause a detrimental impact on any surrounding property in terms of outlook, loss of light, privacy or cause a sense of enclosure. As such, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - 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 settlement area and as such the proposal would not have a detrimental effect on the landscape character area.

Conclusion

The proposed roof alterations will be constructed using appropriate materials to complement the existing dwelling and will not have a detrimental impact on the character or appearance of the street scene. In addition, the development is considered to safeguard the amenity of future occupiers and neighbours. As such, the proposal is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	22 nd May 2023	Dated:	22 May 2023