



Delegated Report

Householder Planning Application

Planning Application No: 20240588

Location: 66 St Albans Close Gravesend Kent DA12 5SE

Description: Erection of single storey side extension.

Applicant: Mr Fan

Site Visit Date: 11 July 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Site location plan;
Existing block plan;
Proposed block plan;
Drawing no. DA12AFPP1 Existing ground floor and roof plans;
Drawing no. DA12AFPP2 Proposed ground floor and roof plans;
Drawing no. DA12AFPP3 Existing and proposed front and rear elevations; and
Drawing no. DA12AFPP4 Existing and proposed side elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240052	Erection of a two storey side extension.	Permitted	03.04.2024
20230813	Erection of a two storey side extension.	Refused	22.09.2023

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

The application was publicised by a site notice and to six neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The application property is a semi-detached, two storey dwelling with three bedrooms located in a residential area. The existing side elevation of the building is a prominent feature of the street scene, as the adjacent land is open and used for recreational purposes.

The proposed development would result in a single storey side extension with a mainly flat roof that incorporates a pitched roof upstand at the front. The extension would be set back 0.6 metres behind the main front building line and extend backwards to the full depth of the property. The proposal would have a width of 3.9 metres and the existing building is 6.8 metres wide. Therefore, the extension would be in excess of half the width of the building.

The proposed facing materials and general window design would match with the existing building and it is noted that the proposal has almost the same footprint as the two storey side extension granted planning

permission in April 2024 (reference 20240052). However, the proposed roof would not match with the existing (and would be visible from public vantage points) and the extension would undermine the symmetry of the semi-detached building of which it is a part.

Overall, it is considered that the proposed development would be subservient in size to the existing building and would not detract from the character or appearance of the application property. Despite some departures from the Householder Extensions/Alterations Design Guide and the proposal having a slightly unbalancing impact, the proposal would not be detrimental to the visual amenities of the street scene and therefore, would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

There would be no alteration to the existing rear garden, which exceeds the requirements for a dwelling with four or more bedrooms in the RLG.

It is noted that the proposal would result in the loss of a hallway window from the existing side elevation but because the hallway is a non-habitable area, then there would be no significant detriment to the living conditions of future occupiers.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 64 St Albans Close (located to the south east), nos. 72, 74 and 76 Winchester Crescent (located to the north) and nos. 55 and 57 St Albans Close (located to the south west) across open, recreational land.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The proposed side windows would be screened by the existing boundary treatments. The proposed front window would be to a dining room and a privacy distance of at least 27 metres would be available to the front elevation of no. 57 St Albans Close (the closest neighbour at the front). Therefore, there would be no adverse overlooking impacts to the front windows of that property.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

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).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 2 and is in close proximity to a gas pipeline (along the site frontage). 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 groundwater, gas infrastructure or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994. The applicant should be made aware of the gas pipeline via an informative on any planning permission granted.

The application site is located in a smoke control area. As such, 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 existing

Obscure glazing to en-suite/w.c. windows

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14th August 2024	Dated:	15 August 2024