



Delegated Report

Householder Planning Application

Application No:	20240655
Location:	1 Codrington Gardens, Gravesend, Kent, DA12 5DB
Description:	Erection of a two storey side extension and a single storey rear extension with roof light.
Applicant:	Mr Hardeep Singh
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 15 July 2024;
- Drawing no. 3480-002 – Rev. D – Existing and Proposed Location Plans, Floor Plans and Elevations.
- ~~Drawing no. 3480-002 – Rev. C – Proposed Plans and Elevations – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211506	Erection of an attached 2 bedroom house in the side garden of the existing dwelling house and provision of off street car parking.	REFUSED	31.01.2022
AP 2022/00007 /REF		APPEAL DISMISSED	21.12.2022
20211121	Erection of an attached 3 bedroom house in the side garden of the existing dwelling house and provision of off street car parking.	REFUSED	30.11.2021
19542032	use of land (60.43 acres approx.) for residential use. This file contains planning documents for TH/2/54/32B, C, D, E & F	NO OBJECTION	30.11.1954
19541032	use of land (60.43 acres approx.) for residential development	NO OBJECTION	06.02.1954

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 (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

- 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)
- Householder Extensions/Alterations Design Guide (2021)

Other Relevant Guidance

- Kent County Council Dropped Kerb: - Guidance and Self-Assessment (2023)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Eleven surrounding properties were consulted and no representations were received. The consultation period expired 16 August 2024.

Officer's Analysis

Site Description

1 Codrington Gardens is a two storey end of terrace dwelling, which lies on the corner of Codrington Crescent and Codrington Gardens. The property has a generous side garden and off-street parking to the front with an outbuilding in the rear garden.



The surrounding area is characterised by similar residential properties, in terms of scale, design and form.

Proposed Development

This application proposes the erection of a two storey side extension and a single storey rear extension. Following an initial assessment of the application, the plans have been amended to improve the design of the extension and ensure it is subservient. The assessment of the application is based on the amended plans.

The extensions would have the following dimensions:

Two Storey Side

- Depth – 6.25m
- Width – 3.5m
- Height (max) – 7.15m
- Height (eave) – 4.45m

Single Storey Rear

- Depth – 3m
- Width – 11.25m
- Height – 3m

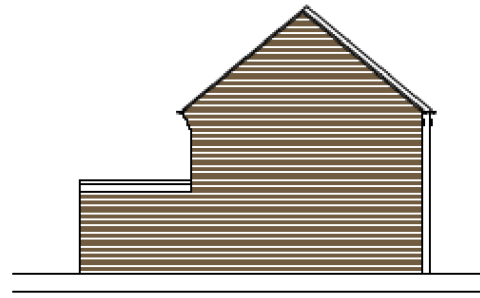
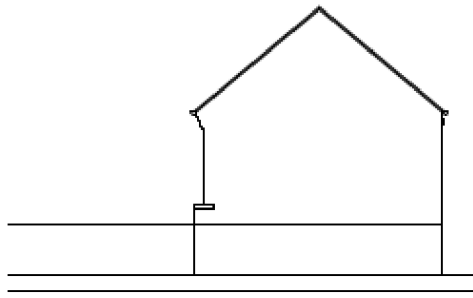
The two storey side extension is set back from the principle elevation of the dwelling by 0.22m and set down from the ridge by 0.18m. The rear extension has a flat roof and contains a set of patio and bifold doors out onto the rear garden.

Existing Elevations



Proposed Elevations





The proposal will create space for a family room, home office and cloakroom on the ground floor, as well as an additional bedroom at first floor level.

Design, Character and Appearance

When considering the design of this proposal, it needs to be considered against the relevant local and national planning policy. Policy CS15 (LPCS) states that sites will be developed at a variety of densities depending on the sites location and accessibility to public transport. Furthermore, development needs to be delivered at a density that achieves good design and does not compromise the character of the area.

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2023) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

In addition, Gravesham's Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. The SPD goes on to highlight that development should not dominate the original property, stating that two storey side extensions should appear subservient and be set back from the main front building line.

The proposed side extension has been designed to be subservient and subordinate to the main dwelling. This has been achieved through setting-down the ridge line and stepping-back the front elevation respectively. The extension not excessive in width and therefore does not dominate the dwelling. The single storey rear extension has a flat roof and while it spans the entire width of the dwelling and side extension, it does not dominate the proposed dwelling through scale or bulk. Therefore, the extensions are considered to be well designed and will be constructed using matching materials.

Although the extension will project beyond the established, pre-planned building line within the estate and negatively impact the character of the area, which was a ground of refusal dismissed on appeal, that proposal was for a new dwelling in the side garden and so not directly comparable. The scale of the currently proposed side extension is significantly below that of a dwelling. Moreover, it is noted that the property opposite (no.2 Codrington Gardens) has extended to the side with a two storey extension.

Overall, the proposed extensions will have no impact on the street scene and are proportionate to the main dwelling. Therefore, the development is considered to be well designed and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. The property benefits from a large garden area which will not be adversely compromised by the proposed development. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19

(LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure. It is set in from both shared boundaries and is not excessive in height or depth. No neighbour representations have been received.

As such, the development is considered to safeguard the amenity of neighbours in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway would be retained as existing and would accommodate two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Conclusion

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

The development will have no impact on the character or appearance of the dwelling or street scene, will safeguard future occupier and neighbouring amenity, and is acceptable in highway terms.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16 th September 2024	Dated:	16 September 2024