



Delegated Report

Householder Planning Application

Planning Application No: 20231011

Location: 54 St James Avenue Gravesend Kent DA11 0EY

Description: Retrospective application for a single storey rear extension.

Applicant: Mr & Mrs Dezider & Andrea Horvath & Jackova

Site Visit Date: 15th December 2023

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. J23 02 PP-01 Rev A – Location & Block Plan pre-existing / proposed;
Drawing No. J23 02 PP-02 Rev A – Pre-existing Floor Plans, Section & Elevations;
Drawing No. J23 02 PP-03 Rev A – Proposed Ground Floor Plan;
Drawing No. J23 02 PP-04 Rev A – Propose First Floor Plan;
Drawing No. J23 02 PP-05 Rev A – Proposed Cross Section;
Drawing No. J23 02 PP-06 Rev A – Proposed Elevations;
Drawing No. J23 02 PP-07 Rev A – Site Analysis – Proposed; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211331	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.	Certificate Refused	08.11.2022
20211329	Single storey rear extension with a depth of 4.32 metres, maximum height of 3.16 metres and eaves height of 3.00 metres.	Refused	26.11.2021
20210449	Erection of a single storey and part two storey rear extension.	Refused	08.06.2021

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 (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 (December 2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Local Ward Councillors

No comments.

Neighbouring properties

Four surrounding properties were consulted with an overall expiry date of 20th November 2023. No comments have been received.

Officer's Analysis

Procedural Issues

It is highlighted that the submitted proposed rear elevations (Drawing No. J23 02 PP-06 Rev A), does not include the rear dormer that has been constructed, as noted by the officer site visit.

Proposed Rear Elevation



Site Photo (taken 15.12.23)



This current application is a retrospective application for a single storey rear extension only and can be considered on its own merits, and will be done as such.

An informative will be added to any forthcoming permission to highlight that the rear dormer does not form

part of the assessment.

Proposal

This current proposal seeks retrospective planning permission for the erection of a single storey rear extension. The single storey extension projects from the existing rear elevation by approx. 3.28m, extends the full width of the property, being 5.45m and is 3m in height with a flat roof. The extension creates a new kitchen / diner.

Design, Character and Appearance

The application site is located within a residential part of Gravesham. The dwellings are typically two storey terrace properties with various extensions and original outriggers to the back.

The single storey flat roof rear extension is not visible from public vantage points and is a common design with a modest projection.

The extensions is a subservient addition to the main property and is not visible from the streetscene. It is therefore considered that the extension would accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Amenity of Future Occupiers

The extension provides sufficient room sizes and outlook for future occupiers. It is noted that the property has been extended into the roofspace and whilst a second floor plan was not provided, it is thought that the addition has resulted in a further bedroom, making the property a three bedroom property.

The garden is small and has been reduced further by the rear extension. The Gravesham Residential Guidelines requires a garden for a 3 bedroom property to be 60sqm and have a minimum depth of 10m from the rear of the property.

The resultant garden has an area of 49.73sqm and a depth of 8.92m, which falls short of the standard. It is acknowledged, however, that the character of the area is uniform with modest gardens and is common with these older style properties.

Whilst the reduction in garden area is regrettable, there is sufficient retained amenity area that can be enjoyed by the current and future occupiers.

Neighbouring Amenity

The extension has a modest 3.28m projection and only 3m in height. It is acknowledged that the adjacent dwellings have rear projections and a 2m high boundary fence can be constructed without the benefit of planning permission. Overall it is considered that the extension does not result in a detrimental impact on the occupiers of the adjacent dwellings in terms of loss of outlook or overshadowing. Furthermore, no objections have been received.

The development meets the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023 in terms of amenity.

Conclusion

The development is considered to be an acceptable addition to the property and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Recommendation:

Permission.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	19 th December 2023	Dated:	20th December 2023