



Delegated Report

Householder Planning Application

Planning Application No: 20240783

Location: 127 Valley Drive Gravesend Kent DA12 5RU

Description: Erection of a single storey rear extension to form conservatory

Applicant: Mr and Mrs Arthur

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: WD.01 (Existing/Proposed Plans, Sections and Elevations)
- Drawing No: WP.01 (Existing Site Plan)
- Drawing No: WP.02 (Proposed Site Plan)

Supplementary Information

- Site Images

Relevant Planning History

Reference	Description	Outcome	Decision Date
20060355	Erection of single storey rear extension to form a lounge/dining room.	Permitted	01.06.2006

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- SPD - Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 01.10.2024 and no comments were received.

Analysis

Proposal

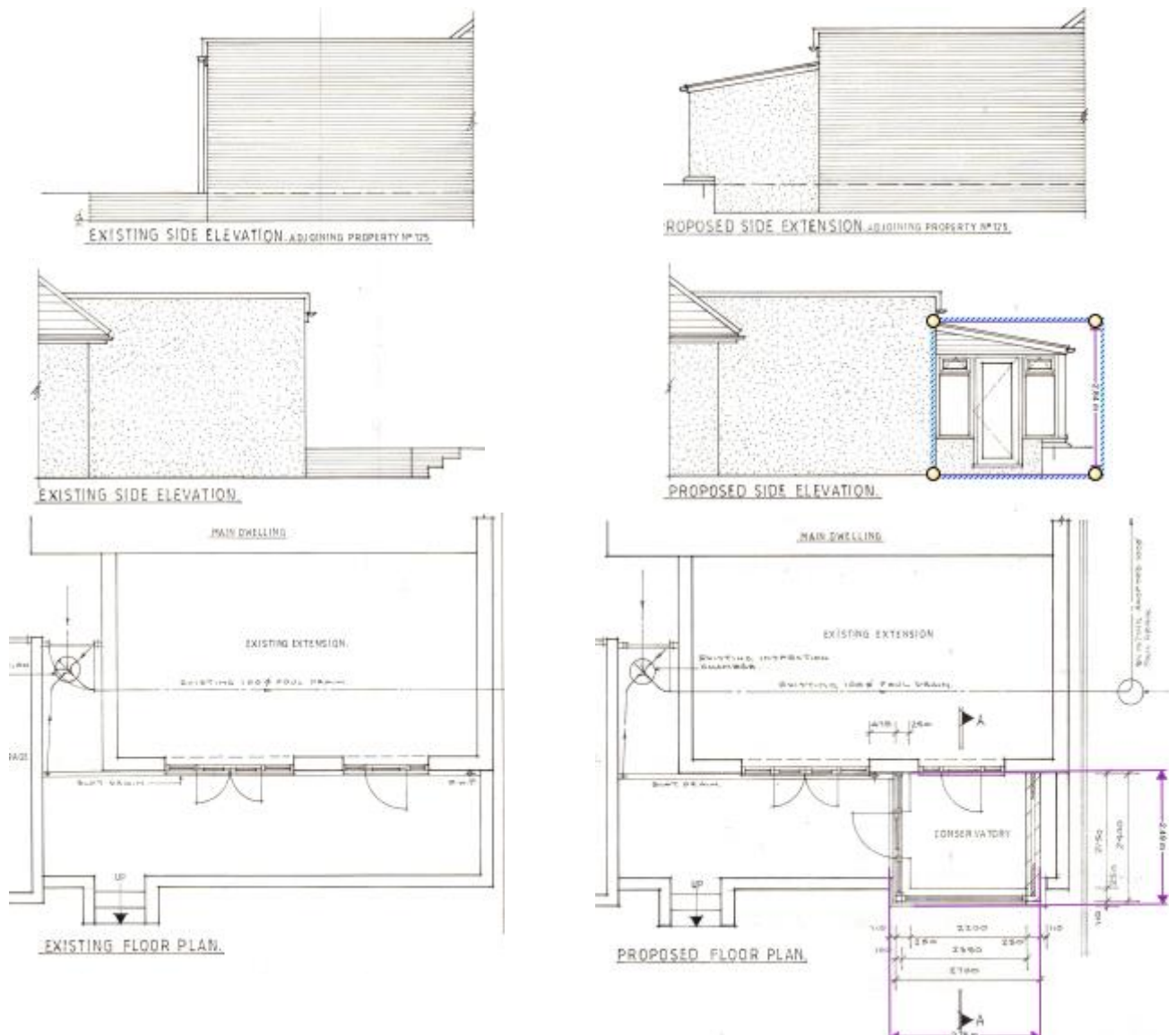
The proposal seeks the erection of a part width single storey rear extension to allow for the creation of a conservatory.

Existing



Proposed





Background

The application site already has a 4m single storey rear extension which was permitted under planning reference 20060355.

Character and Appearance

The application site is a detached bungalow in use as a single-family dwelling. The proposal seeks to erect a modest single storey rear extension which will have a maximum width of 2.8m and depth of 2.4m. The extension will allow for the creation of a conservatory room which will have a monopitch roof.

The extension will be built up to a retaining wall which serves that garden area which appears to slope upwards, on an existing patio area. The extension will not result in any meaningful loss of greenery nor will it constitute a significant engineering operation.



Whilst extensions on extensions are not generally favourable, in this instance given the modest nature of the extension, it is considered to be acceptable.

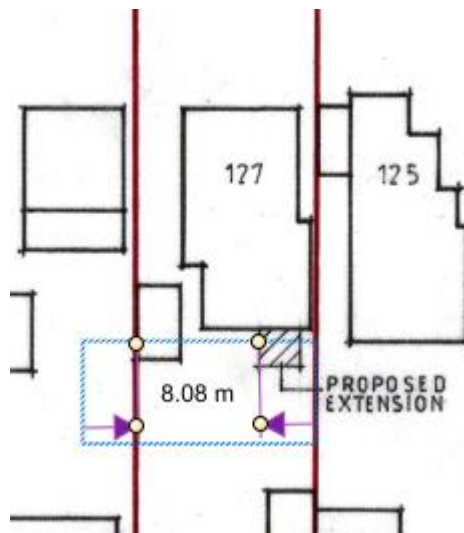
The proposal complies with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will allow for additional living space and will not result in any loss of garden space and so the proposal adequately safeguards the amenities of future occupants. The proposal is therefore compliant with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposal will not impact the neighbouring property known as 129 Valley Drive due to the siting and distances between these properties. There will be a door and window facing the direction of this property to allow for access to the conservatory, however this door is 8m from the common boundary and given that this extension is situated further back from the main dwelling at No 129 there are no concerns regarding privacy.



The proposed extension will be closer to No 125 Valley Drive which has a similar single storey rear extension in place. This extension may cause some overshadowing from the afternoon sun, however this will not be excessive, nor does it warrant a refusal of the scheme as the extension is set away from the neighbouring boundary and the depth is minimal. There are no openings proposed in the flank elevation facing No.125, however to ensure future privacy a condition will be imposed prohibiting any alterations without the prior consent of the Local Planning Authority.

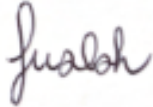
No neighbour representations have been received.

The proposal is considered to adequately safeguard neighbouring amenity and is therefore compliant with the requirements of SPG2 – Residential Layout Guidelines 2020.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22.10.2024	Dated:	23 October 2024