



Delegated Report

Householder Planning Application

Planning Application No: 20211247

Location: 143 Wrotham Road Gravesend Kent DA11 0QL

Description: Demolition of existing conservatory and shed, erection of a single storey rear extension, installation of composite decking and glass balustrade.

Applicant: Mr Gill

Site Visit Date: 25/11/2021

Submitted Documents/Plans

- Application Form Received 08/10/2021;
- Site Location Map Received 11/10/2021;
- Proposed Block Plan Received 11/10/2021;
- Existing Block Plan Received 11/10/2021;
- Drawing No: ICON-96-P2 (Existing First Floor & Loft Plans) Received 08/10/2021;
- Drawing No: ICON-96-P5 (Existing Elevations) Received 08/10/2021;
- Drawing No: ICON-96-P6 (Existing Side Elevations) Received 08/10/2021;
- Drawing No: ICON-96-P1 (Existing Basement & Ground Floor Plans) Received 08/10/2021;
- Drawing No: ICON-96-P4 (Proposed First Floor & Loft Plans) Received 11/10/2021;
- Drawing No: ICON-96-P3 (Proposed Basement & Ground Floor Plans) Received 08/10/2021;
- Drawing No: ICON-96-P8 (Proposed Side Elevations) Received 08/10/2021 and;
- Drawing No: ICON-96-P7 (Proposed Front & Rear Elevations) Received 08/10/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19860087	Use of premises as a residential home for the elderly involving the erection of an external fire escape on the south elevation and provision of associated parking facilities at the rear	Permitted	16.09.1986

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

No further comments to make.

Neighbouring properties

The application was advertised by way of site notice and letters to 32 surrounding properties. The consultation period expired on 19th November 2021 and no comments were received.

Analysis

Proposal

The application proposes the demolition of a conservatory and existing shed and the erection of a single storey rear extension with the erection of composite decking with glass balustrades. The plans also show insertion and rearrangement of fenestration and internal layout changes.

The single storey rear extension will project 6.6m from the main rear elevation with an overall height of 3.9m and a width of approx. 7.4m. The extension will include a bifold in the rear elevation and two roof lights as well as a roof lantern in the centre. The extension will allow for a kitchen diner area.

The proposal also seeks the erection of a decking area, which will measure approx. 128sqm and include glass balustrades around. The decked area will be approx. 0.8m from the natural ground level and include steps leading down to the garden area.

The proposal also shows the insertion of an additional window to the ground floor level in the southern elevation to serve a shower room. There will also be the addition of a roof light in the front elevation to serve a bathroom and the repositioning of an existing roof light in the rear elevation to serve a hallway. The proposal also shows an access door to the bottom of the new extension which measures approx 0.7 by 0.8m for underfloor storage.

Character and Appearance

The application property is a double fronted, red brick Edwardian house set over three floors excluding the basement. The property was granted permission to be used as a residential home in the 1980's however it is unclear whether this permission was ever utilised. The property was also granted permission for a detached dwelling within the rear garden, however it would appear that this permission was never utilised. At present the property is in use as a single family dwelling.

The property has since had a small lean to erected to the rear which is now to be demolished as part of this application to make way for a more permanent structure. The proposed extension will be built in line with the existing outrigger, provide a generous 196sqm of living space.

The property is situated on a corner plot and so the northern elevation of the property is highly visible from the main streetscene. The rear of the property is set behind a brickwall which offers some privacy to the lower level garden area, however from the floor level of the lean to it is evident that there isn't a lot of privacy. It should be noted that the rear garden slopes down to the west, so the ground floor to the rear of the house is on a higher level than the garden area.

The rear extension will be constructed using materials to match the existing house. There are other extensions situated within the vicinity including a double storey at No.147 so the proposed extension is not considered to be an out of character addition and is adequately designed.

The erection a decked area will be raised by approx 80cm from the natural ground and therefore planning permission is required. The decking will span the entire width of the house and be set approx 1m away from the boundary shared with No.145 Wrotham Road. The decking is modest in size and will allow direct access from the kitchen to the outdoors without negotiating any steps. The glass balustrades are an attractive modern feature and will not harm the character or appearance of the host dwelling.

The proposal is adequately designed and considered compliant with CS19 of the LPCS 2014.

Amenity of Future Occupiers

Post development the site will retain sufficient garden space with the bedrooms and bathrooms meeting the required standards of SPG2 - Residential Layout Guidelines (2020)

So the proposal is deemed to adequately safeguard future occupants amenities.

Neighbouring Amenity

The proposed single storey rear extension is not considered to impact light, outlook or privacy of any of the neighbouring properties. No 141 Wrotham Road is situated across the Highway from the property and so there will be no impact on light or outlook and due to there not being windows proposed in the flank elevation the privacy of this property is maintained. The proposed decking area constitutes a raised platform which will be used for outdoor seating as can be seen on the proposed plans. This area is situated approx 12m from the rear garden space of No.141 which may give the perception of overlooking.



The property known as No.145 Wrotham Road will not be impacted by the single storey rear extension as this will be set away from the shared boundary with this property and furthermore it will be built inline with the existing outrigger and only visible from the back garden of this property. The proposed window in the side elevation which faces this property will be obscure glazed and serve a shower, furthermore it should be noted that No.145 does not have any windows in its flank elevation (Except the outrigger situated to the rear and set away) so there are no concerns relating to the privacy.

The raised decking is situated approx. 1m from the shared boundary of this property and will give a clear view of No.145's private amenity space. There are also windows in the side elevation over various levels of the outrigger at No.145 which most likely serve habitable rooms. The decking will have an unacceptable impact on this property resulting in a loss of privacy and increased sense of surveillance.

The proposal fails to safeguard the privacy of adjoining occupiers and is therefore contrary to Policy CS19 of The Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not affect existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposed raised platform would result in unacceptable overlooking and loss of privacy to neighbouring gardens. The proposal would therefore fail to provide a high standard of amenity for adjoining occupiers, which would conflict with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25th November 2021	Dated:	29th November 2021