

Delegated Report

Householder Planning Application

Planning Application No: 20230735

Location: 29 Stanley Crescent Gravesend Kent DA12 5SZ

Description: Demolition of rear lean-to structure and erection of a single-storey rear extension.

Applicant: Mr Les

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 10/07/2023;
Elevations – Existing – Received 09/08/2023;
Block Plan – Existing – Received 09/08/2023;
Floor and Roof Plan – Existing – Received 09/08/2023;
Site Location Plan – Received 11/07/2023;
REVISED Block Plan – Proposed – Received 26/09/2023;
Elevations – Proposed - Received 11/07/2023; and
Ground Floor Plan and Roof Plan - Received 11/07/2023.

~~SUPERSEDED Block Plan – Proposed – Received 11/07/2023;~~

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period expired on 31/08/2023.

Officer's Analysis

Design, Character and Appearance

29 Stanley Crescent is a two-storey end of terraced house located on the Northern side of the highway. The property has a block paved frontage for which there is no planning history for.



The application proposes the demolition of the existing lean to structure to the rear of the property and the erection of a single storey extension.

The extension will have a flat roof at the height of 2.89m, will extend beyond the rear wall by 4m and have a width of 6.64m.

The proposal will create space for a family room and W/C. There will be patio doors and a window to the rear elevation and a window serving the W/C to the flank elevation. This should be obscure glazed to Pilkington level 3 or above and will be condition to be so.

It will be finished with brickwork and UPVC/ aluminium windows and doors to match the existing dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) state that the garden space for a two-bedroom property should have a minimum area of 37.2m² and depth of 7.6m.

Post development, the garden has an approx. area of 50.25m². The depth of the garden, post-development measures a maximum of 6.37m which is only marginally below the recommended guidelines and would be unreasonable to refuse the application on this alone. It should also be noted that the extension is replacing an existing rear extension, and so there proposed extension will only result in a minimal further loss of garden area.

Therefore, the proposed 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

Due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
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Signed:	<i>N Goodbody</i>	Signed:	
Dated:	26th September 2023	Dated:	28 September 2023