



Delegated Report

Householder Planning Application

Planning Application No: 20230189

Location: 68 Biddenden Way Istead Rise Gravesend Kent

Description: Erection of a single storey rear extension and a two storey side extension to provide additional residential accommodation and modifications to the entrance porch and front bay window.

Applicant: Richard McCarthy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 22-2501 (Proposed Plans and Roof Plan)
- Drawing No: 22-2501 (Existing Elevations)
- Drawing No: 22-2501 (Proposed Sections)
- Drawing No: 22-2501 (Existing and Proposed Block Plans)
- Drawing No: 22-2501 (Existing Plans)
- Drawing No: 22-2501 Rev 5 (Proposed Elevations)

Superseded

- ~~Drawing No: 22-2501 (Proposed Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220344	Erection of a single storey rear extension and a two storey side extension to provide additional residential accommodation and modifications to the entrance porch and front bay window.	Permitted	23.06.2022

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 (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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was advertised by way of site notice and letters to nine surrounding properties. The consultation period expired on 28.03.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a part two storey and first floor side extension, erection of a single storey rear extension, erection of a porch and front canopy.

The side extension will project 2.3sqm from the flank elevation with a depth of 7.7m and an overall height of 6.3m. The extension will be finished with dual pitch hipped roof and a parapet wall.

To the front of the property there will be a canopy which will be mono pitched with an overall height of 3.2m. The canopy will span full width of the house. The front porch will project 1.2m and have a width of 2.1m.

To the rear there will be a single storey rear extension which will project 3m from the rear elevation of the house, the extension will have a flat roof with an overall height of 2.9m. the extension will be full width at 8.3m.

The single storey rear extension will include a bifold and a window in the rear elevation which will serve a kitchen area and an office, it will also include two Velux roof lights.

To the front at ground floor level there will be a garage door to serve a ground floor storage area and an entrance door in the porch. At first floor level there will be a window in the front elevation to serve a window in the rear elevation to serve bathroom and a window in the rear elevation to serve a bedroom.

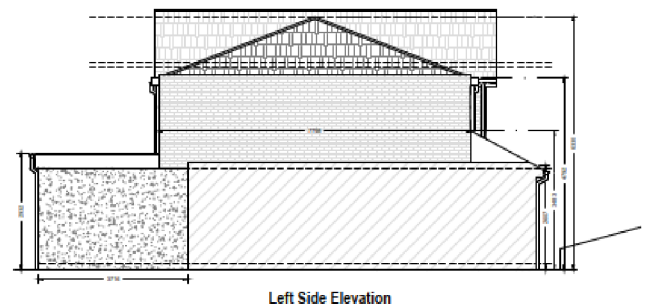
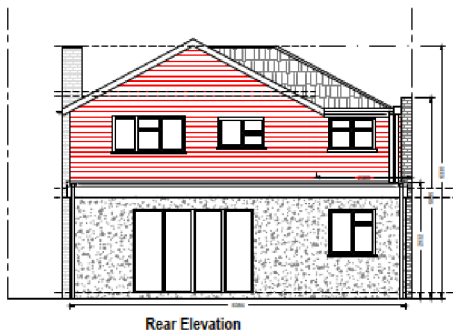
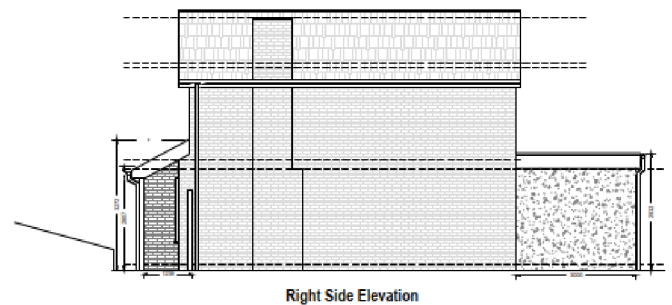
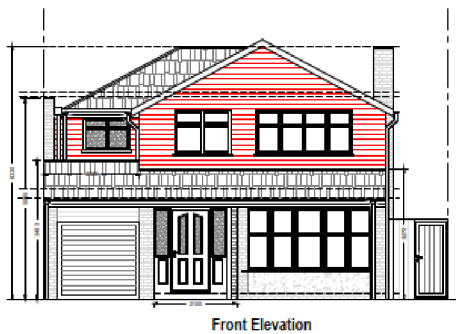
Cedral cladding will also be applied to the front and rear elevations at first floor.

Character and Appearance

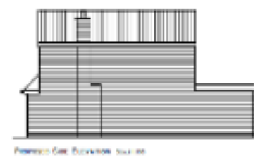
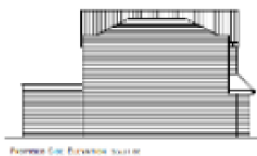
The current proposal appears to be a resubmission of application 20220344 which was permitted. This application has introduced some subtle changes, mainly to the roof form of the two storey extension and introduction of cladding. The alteration to the roof form is considered to be a positive addition which will improve the appearance of the extension.



Current proposal



Previous proposal

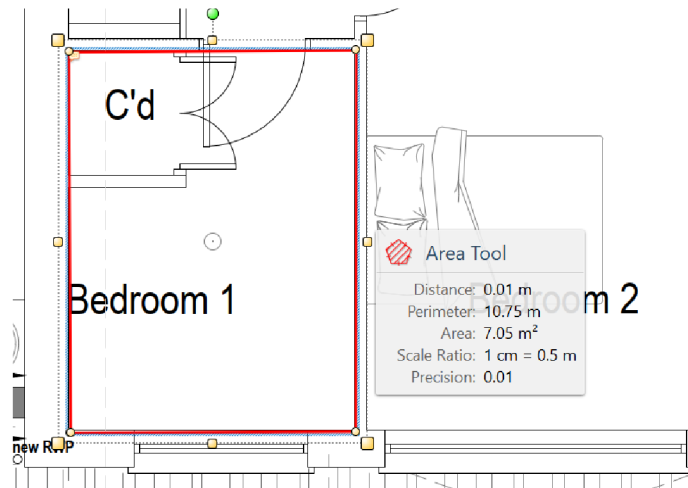


There is also a subtle change to the front canopy which will remove a proposed flat roof element and replace it with an extension to the pitch of the canopy. The cladding is also an acceptable addition and modernises the development.

The principle of extending this house has already been established and the subtle changes are considered to be improvements to the previously permitted application and so the proposal is deemed compliant with the requirements of CS19 Local Plan Core Strategy 20214 and SPD4 – Householder Alteration and Extensions Guidance 2020.

Amenity of Future Occupiers

Post development there is adequate garden space for a four-bedroom property. It is noted that the bedroom 1 is below the minimum standards, however this is an existing arrangement and so a refusal is not warranted on this basis.



The proposal safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact the privacy of the adjoining property known as No. 66 Biddenden Way as there are no windows proposed in the flank elevation. However, the bathroom will be relocated from the rear of the property to the front and so a condition will be imposed to ensure the window serving this room is obscure glazed and top hung and that no openings are created in the flank elevation of the development.

In terms of light and outlook the proposal is not much different to the previously permitted proposal in which there were no concerns relating to neighbouring amenity and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal is largely the same as the previous proposal in which it was considered that a refusal on the basis of parking would not be sustainable at appeal level. This was due to the loss of a garage space and introduction of an additional bedroom.

There is scope for additional parking to the front of the property however this would then result in a reduction of soft landscaping which is why a balanced approach was taken when determining the previously permitted application.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is deemed compliant with CS19 Local Plan Core Strategy 2014

and SPD4 Householder Alterations and Extensions Guidance 2021 and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:			
Dated:	10 th May 2023	Dated:	12th May 2023