

Delegated Report

Householder Planning Application

Planning Application No: 20230299

Location: 23 Codrington Gardens Gravesend Kent DA12 5DB

Description: Demolition of existing extension and erection of a rear extension.

Applicant: Ms Michelle Webb

Site Visit Date: Previous Visit (Ref 20221167)

Submitted Documents/Plans

Application Form
Planning Statement
01 – Plans and Elevations as Existing
02 – Plans and Elevations as Proposed
03 – Site Location Plan
04 – Blocks Plans as Existing and Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20221167	Demolition of existing extension and erection of a rear extension.	19.12.2022	PER
19820498	Erection of a porch at the front single storey extension to form conservatory at rear and erection of detached garage in rear garden.	02.09.1982	PER

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 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)

Consultations, Publicity and Representations

The final date to make comments on this application ended on 28th April 2023.

Consultees

Ward Councillors: No Comments received.

KCC Drainage: KCC Flood and Water Management have commented advising that the proposed development falls outside of KCC's remit as statutory consultee and have not provided any further comment on the application.

Southern Water:

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Neighbouring properties

8 surrounding properties were consulted, and no responses were received.

Officer's Analysis

Summary Information

	Existing Single Storey Rear Projection (m)	Approved Rear Extension – 20221167 (m)	Proposed Rear Extension (m)
Max height	2.8 (Parapet)	2.9 (Parapet)	2.7
Max eaves height	2.6	2.7	2.7
Max Width	7.6	7.7	7.7
Max Depth	2.2	4.1	4.3

Changes from previous approval (20221167):

- Depth of extension increased to 4.3m
- Parapet roof removed.
- Alteration to flat roof material from GRP to single ply membrane

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

It is noted that this application proposes alterations to the previously approved scheme 20221167. AS such, where still relevant this report may reflect the previous report for clarity. However, the focus for this assessment, is the impact of the changes.

Design, Character and Appearance

The existing dwellinghouse is a two-storey, brick built, mid-terraced structure. Its principal elevation is not directly served by a highway immediately to the front and so a garage is located in the rear garden accessible from Codrington Gardens to the rear. This is a highly urbanised area with similar roof pitches, layout and design. However, it is evident that changes have occurred overtime, particularly with extensions and outbuildings in the rear gardens. Given the existing variance in design and given that the addition would not be immediately visible from the public perspective due to its location and boundary treatment enclosing the rear garden, the impact of an extension where appropriate in scale and design, would not be uncharacteristic in this residential area.

The main change resulting from the proposed extension in terms of scale would be an increase of 2.1 metres in depth from the projection it would replace. The resultant 4.3 metres deep extension would be greater than half the depth of the existing main part of the dwellinghouse of 6.3m depth. There is potential for a large bulky addition of such depth to disbalance the main dwellinghouse and appear disproportional.

However, whilst an extension of lesser depth would be preferable to reduce this, it is considered that the single storey, flat roof addition of 1.9 metre greater depth would not be significantly disproportional and on balance would be subservient in scale.

Flat roofs are often not appropriate on residential properties as they can appear harsh and unsympathetic. However, to the rear, where there is less visibility it can reduce bulk with minimal impact to the character of the area. An additional point to note is that there is an existing flat roof on this projection and this design would reflect that. The application form highlights that the proposed extension would use facing brickwork to match the existing dwellinghouse, with white upvc windows and a single ply membrane flat roof. This would be reflective of the residential nature of the property.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed extension would allow for an open plan kitchen/dining area, providing room for a utility, wc and extended hallway where the kitchen is currently situated. The first-floor layout would be unchanged.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 neighbours most likely to be implicated by the proposed extension; 21 Codrington Gardens and 25 Codrington Gardens.

21 Codrington Gardens

This neighbour is located to the north and is attached. It has previously been extended and altered, resulting in a rear dormer extension and a single storey rear extension. The rear projection matches that of the existing, subject dwellinghouse. The proposed single storey extension would be 2.1m greater than this neighbour's projection. Given the maximum 2.7 metre height which has been reduced by the removal of the parapet from the previous approval, the existing boundary treatment and lack of side facing openings, the proposed extension would not overbear in terms of scale, potential overshadowing or direct overlook.

25 Codrington Gardens

This neighbour is located to the south and is attached. It does not have a rear projection and so the proposed extension would be 4.3 metres deeper than this neighbour's rearmost elevation. Given its low height and the existing boundary fencing it is considered that this would not result in significant overbearing bulk or overshadowing. There would be no new windows directly facing this neighbour. However, to ensure that openings so close to the boundary are not created without consideration, a condition would be included where approved removing permitted development rights for windows in this position.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance

with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:			
Dated:	10th May 2023	Dated:	12th May 2023