



Delegated Report

Application No: 20211187

Location: 24 Milton Hall Road, Gravesend, Kent, DA12 1QW

Description: Demolition of attached outbuilding and erection of a single storey rear extension.

Applicant: Mr Harnaik Hothi

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
OS Plan;
Drawing no. 01 Rev. A (Existing Plans and Elevations);
Drawing no. 01 Rev. A (Existing Block Plan);
Drawing no. 01 Rev. A (Proposed Block Plan);
Drawing no. 01 Rev. A (Proposed Plans and Elevations).
(All received 27 September 2021)

Relevant Planning History

There is no planning history relating to the property.

Development Plan

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

T1 – Impact of Development on the Highway Network
P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

SPD – Householder Extensions/Alterations Design Guide (October 2021)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. It is considered unlikely, however, that these proposals will have a significant archaeological impact.

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties. The consultation period expired on 19 October 2021.

Two letters of representation have been received, objecting on the following grounds:

- Adverse impact on view from neighbouring property.
- Effect on light to neighbouring kitchen window.
- The owner of the property wants to take the garden and a downstairs room at the rear and have them attached to his adjoining property.
- Disruption, noise etc. during building works.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the demolition of the attached outbuilding and the erection of a single storey rear extension.

The extension will project approximately 3.98m to the rear of the property across the width of the house and will have a flat roof up to 2.86m in height, with a roof lantern. There will be one window in the side elevation serving a downstairs bathroom. The extension will comprise a garden room, bathroom and cupboard. The proposed materials will match the existing.

It must be noted that the proposed extension is just outside the parameters of the GPDO 2015 (as amended), as a result of the enlarged part of the dwellinghouse extending beyond a wall forming a side elevation of the original dwellinghouse (the original lean-to), and would have a width greater

than half the width of the original dwellinghouse.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extension and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a two storey, semi-detached property in use as a single dwelling located within the urban boundary of Gravesend. The property has a small attached lean-to on the back of the house, and a detached garage just off to the side, beyond the rear building line. Single storey rear extensions are a common feature in the area, as can be seen from the Google Earth image below:



The proposed single storey rear extension would comprise a modest increase to the size of the ground floor of the property, and would not be visible from any public vantage point. The extension would be constructed of matching materials. It would be important to ensure matching materials to ensure the uniform appearance of the extended property; this should be conditioned.

Overall, the proposed extension would be an appropriate addition in terms of its size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials match the existing, the proposal is considered acceptable in design terms, and would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

It is considered that the proposal would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden. There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

With regards to the representation about the potential occupation of part of the application dwelling by the owner of the adjoining property, this is not shown on the proposed plans. The site (redline) plan also does not show that the site being subdivided. The development would have to be in accordance with any plans approved under this application (this would be conditioned), otherwise it would be in breach of this planning condition and enforcement action could be taken.

Neighbouring Properties

A concern has been raised about the impact on a neighbour's view; whilst it is accepted that neighbouring views may be altered, this is not a material planning consideration. In addition, with regards to the concern about the impact on daylight to a kitchen window, whilst again it is understood there may be some impact, this is not likely to be significant due to the single storey nature of the proposed extension, and the non-habitable nature of the room involved.

Due to its single storey nature and position to the rear of the property, together with a separation distance of approximately 2m between the application property and its unattached neighbour (No. 26), as well as the presence of an existing rear extension at the attached property (No. 22), the proposed single storey rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

However, it would be considered appropriate to condition the use of the flat roof of the extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

It is also recognised that there may be some disruption to neighbouring properties during building works. In this regards, a construction works informative should be added to remind the applicant of considerate working arrangements during the build.

Subject to this condition, the proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Other issues

The site lies with an area of archaeological potential and KCC Heritage have been consulted and raise no objection stating 'it is considered unlikely, however, that these proposals will have a significant archaeological impact'.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109, and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 17/11/2021	Dated: 18 th November 2021