

Delegated Report

Householder Planning Application

Planning Application No: 20221103

Location: 12 Cumberland Avenue Gravesend Kent DA12 2PH

Description: Erection of a single storey rear extension.

Applicant: Donatas Mickevicius

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 13/10/2022;
Site Location Plan 09/10/2022;
Block Plan – Existing 20/12/2022;
Block Plan – Proposed 20/12/2022;
Section A – Proposed 04/01/2023;
Side Elevations – Proposed 04/01/2023;
Roof Plan – Existing 04/01/2023;
Rear Elevation – Proposed 04/01/2023;
Roof Plan – Proposed 04/01/2023;
Floor Plans – Proposed 04/01/2023
Front and Rear Elevations – Existing 14/10/2022;
Ground and First Floor Plans – Existing 14/10/2022; and
Section Plan – Existing 14/10/2022.

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 (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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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 responses

GBC Highways

As presented the door to the garden is moved from behind the kitchen to behind the sitting room. The back sitting room also becomes very isolated in terms of natural light and in truth this could be converted to a bedroom as could the front sitting room as an alternative with the extra space being created by the extension.

Considering the vehicle parking standards, both Gravesham's and Kent suggest Maximum vehicle parking standards should apply, but the National Planning Policy Framework suggests this approach is no longer appropriate.

Paragraph 108 states,

Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Given the proximity to the town centre and the fact that neither Kent or Gravesham are requesting a minimum of one parking space per dwelling, I doubt a request for a car parking space could be sustained at appeal for an extra bedroom which may or may not be created, that is our assumption. However, it is probably worth asking for a secure covered cycle parking space to encourage active travel, although without the additional bedroom there is no policy base to request it.

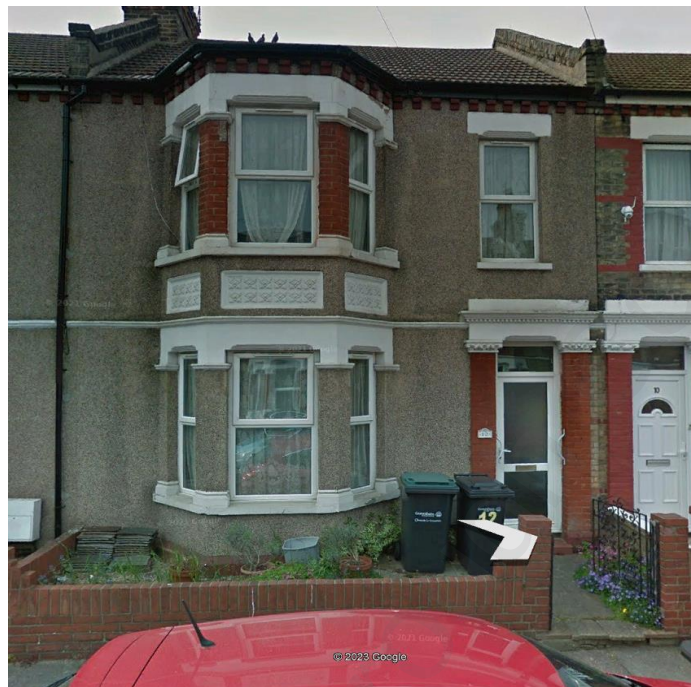
Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period ended on 30th January 2023.

Officer's Analysis

Design, Character and Appearance

12 Cumberland Avenue is a two-storey terraced dwellinghouse located on the Western side of the highway.



The application proposes the erection of a single storey rear extension.

The extension will have flat roof at the height of 3m. It will extend beyond the rear wall by 3m and has a width of 3.3m.

There will be a window and doors to the rear elevation leading to the rear garden. The materials proposed will match the brick of the existing dwellinghouse.

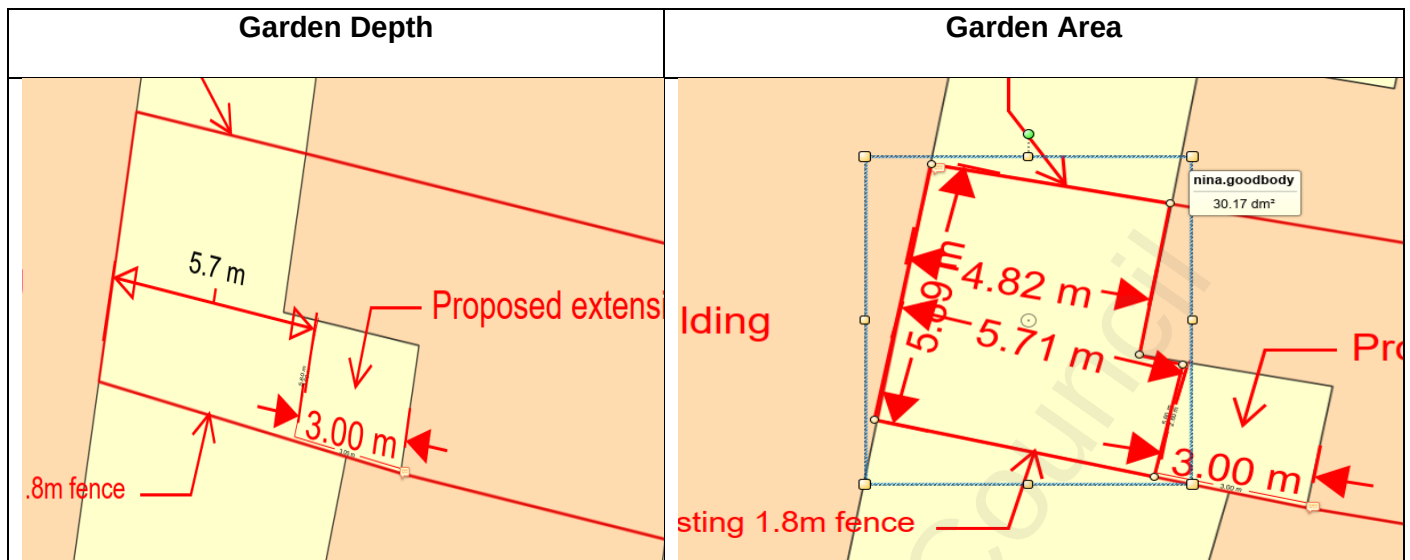
The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

12 Cumberland Avenue is a 3 bedroom property. Gravesham's Residential Layout Guidelines set out the minimum garden area and depths as below:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The garden, post-development of rear extension, will have a depth of 5.7m and an area of 30.17m², which is substantially below the recommendations of the RLG.



Therefore, the reduction of the garden area and depth proposed in the application leaves a substandard amenity space contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the extension is not excessive in size and will have a maximum roof height of 3m. This is not considered to result in any significant overshadowing for the neighbouring properties.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Parking and Highways

No parking issues arise.

Conclusion

The proposed development does not safeguard the amenity of future occupiers with a garden area and depth that fails to comply with Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>

Dated:	6th February 2023	Dated:	7 th February 2023
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Gravesham Borough Council