



Delegated Report

Householder Planning Application

Application No:	20220292
Location:	70 Chalky Bank, Gravesend, Kent, DA11 7NY
Description:	Erection of a single storey front extension and summer house in the rear garden.
Applicant:	Mr Dan West
Site Visit Date:	29.03.2022

Submitted Documents/Plans

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

Drawing no. DW/01 A (Existing Site Location and Proposed Block Plans) received 18 March 2022;
Drawing no. DW/02 (Existing Ground Floor and Roof Plan, Front and Side Elevations) received 18 March 2022;
Drawing no. DW/03 A (Proposed Ground Floor Plan) received 18 March 2022;
Drawing no. DW/04 A (Proposed Roof Plan) received 18 March 2022;
Drawing no. DW/05 A (Proposed Front Elevation) received 18 March 2022;
Drawing no. DW/06 A (Proposed Side Elevation Facing Petrol Station) received 18 March 2022;
Drawing no. DW/071 A (Proposed Side Elevation Facing Chalky Bank) received 18 March 2022;
Drawing no. DW/08 (Proposed Summer Room Floor Plan) received 18 March 2022;
Drawing no. DW/09 (Proposed Summer Room Elevations) received 18 March 2022;
Drawing no. DW/10 (Proposed Summer Room Elevations and Section A-A) received 18 March 2022; and
Application form received 23 March 2022.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20210684	Erection of a single storey front extension incorporating pitched roof over front bathroom, and summer house in rear garden.	Permitted	20.07.2021
20180086	Erection of single storey front and rear extensions to form open porch, dining room, kitchen and bedroom with raised patio to rear.	Permitted	19.04.2018

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- 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)

- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 16 properties and on site. The consultation periods expired on 14 and 22 April 2022 respectively.

No letters of representation have been received from neighbouring properties.

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

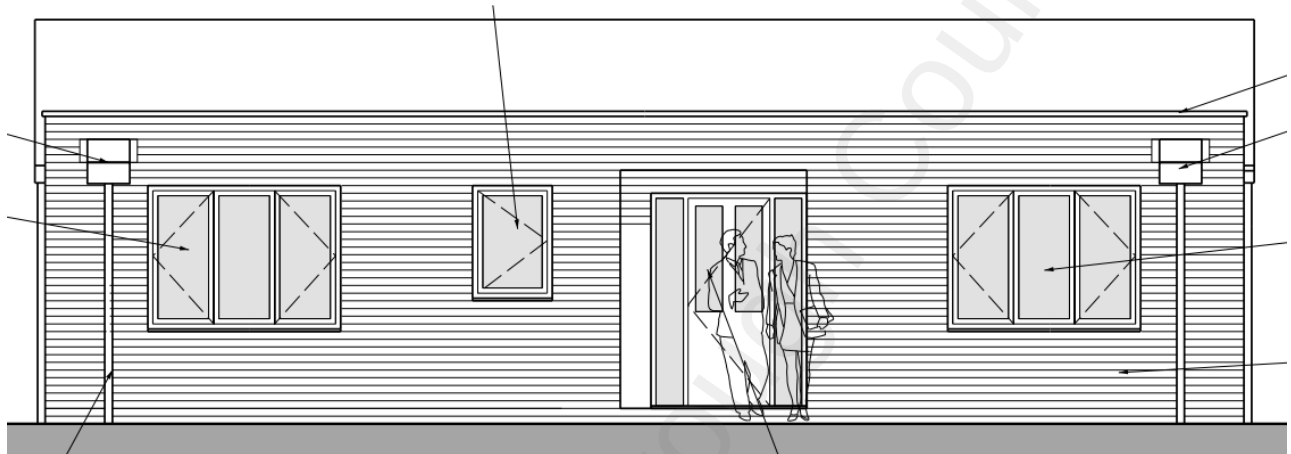
Analysis

Proposal

This application seeks permission for the erection of a single storey front extension and a summer house in the rear garden. [The description was amended slightly to remove a reference to a pitched roof; due to the minor nature of the change reconsultation was not considered necessary.]

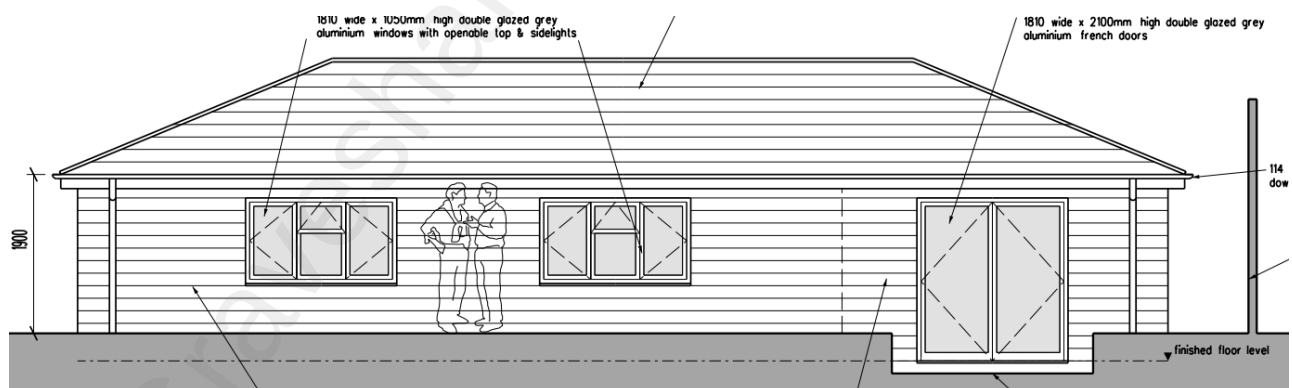
The front extension will project 1.3m forward of the existing front wall of the bungalow, and extend across the width of the property. It will have a flat roof. The additional accommodation will comprise an enlarged existing bedroom, and (with internal alterations) an additional bedroom with a bathroom (there are 3 bedrooms proposed in total). The facing brickwork will match the existing. The windows will be double glazed grey aluminium.

Proposed front extension:

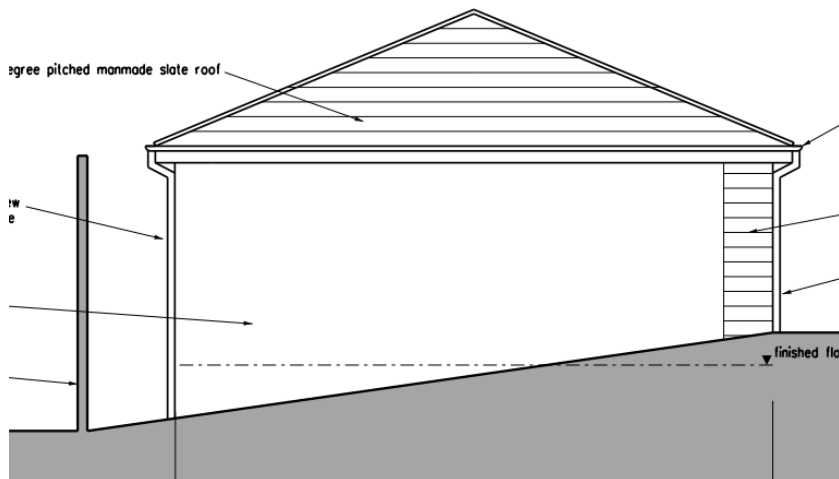


The proposed summer house will be a minimum of 0.95m away from the property boundaries. It will comprise a summer room and snug, and will be 6.1m deep by 13.05m wide. As the garden slopes down to the rear (west) boundary, the building will be higher at the rear (2.9m to eaves level, compared to 1.9m to eaves on the east elevation facing the rear of the house). The building will have a pitched roof up to a maximum 4.3m high.

Front elevation of summerhouse facing rear of No. 70:



South elevation:



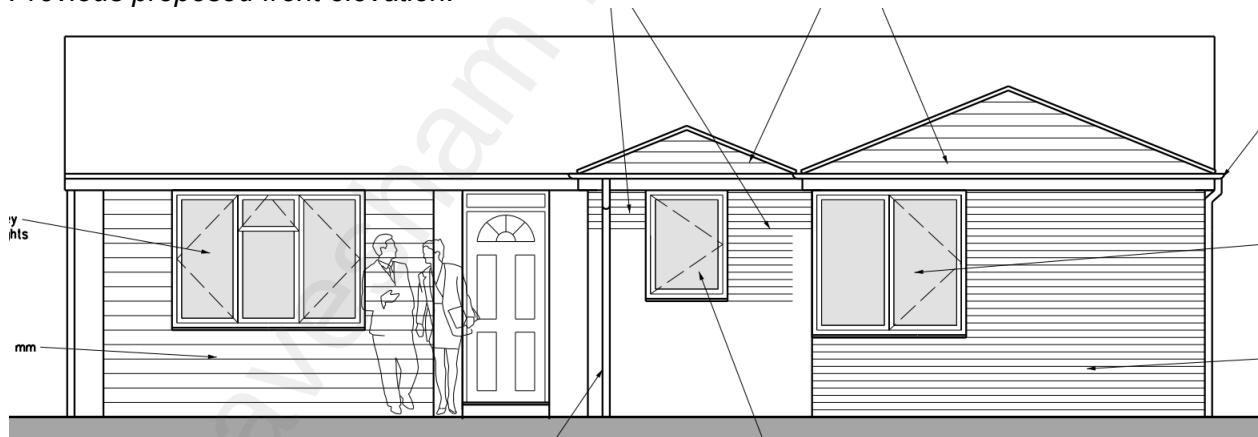
Background

Application 20180086 was granted permission for single storey extension to the front and rear, and included the addition of a third bedroom to the property. The rear extension has been completed but the front extension (a porch) has not.

Application 20210684 was granted permission for a single storey front extension with a pitched roof and a summer house. Under the current application, there are no changes to the summer house as previously granted and therefore no further assessment of this element of the proposal is considered necessary.

In relation to the plans granted permission for the front extension, the previous plans proposed an extension across part of the front elevation:

Previous proposed front elevation:



The current application proposes an enlarged front extension. Internal alterations are proposed to change the layout of the house since the 2018 application was granted.

Principle Issues

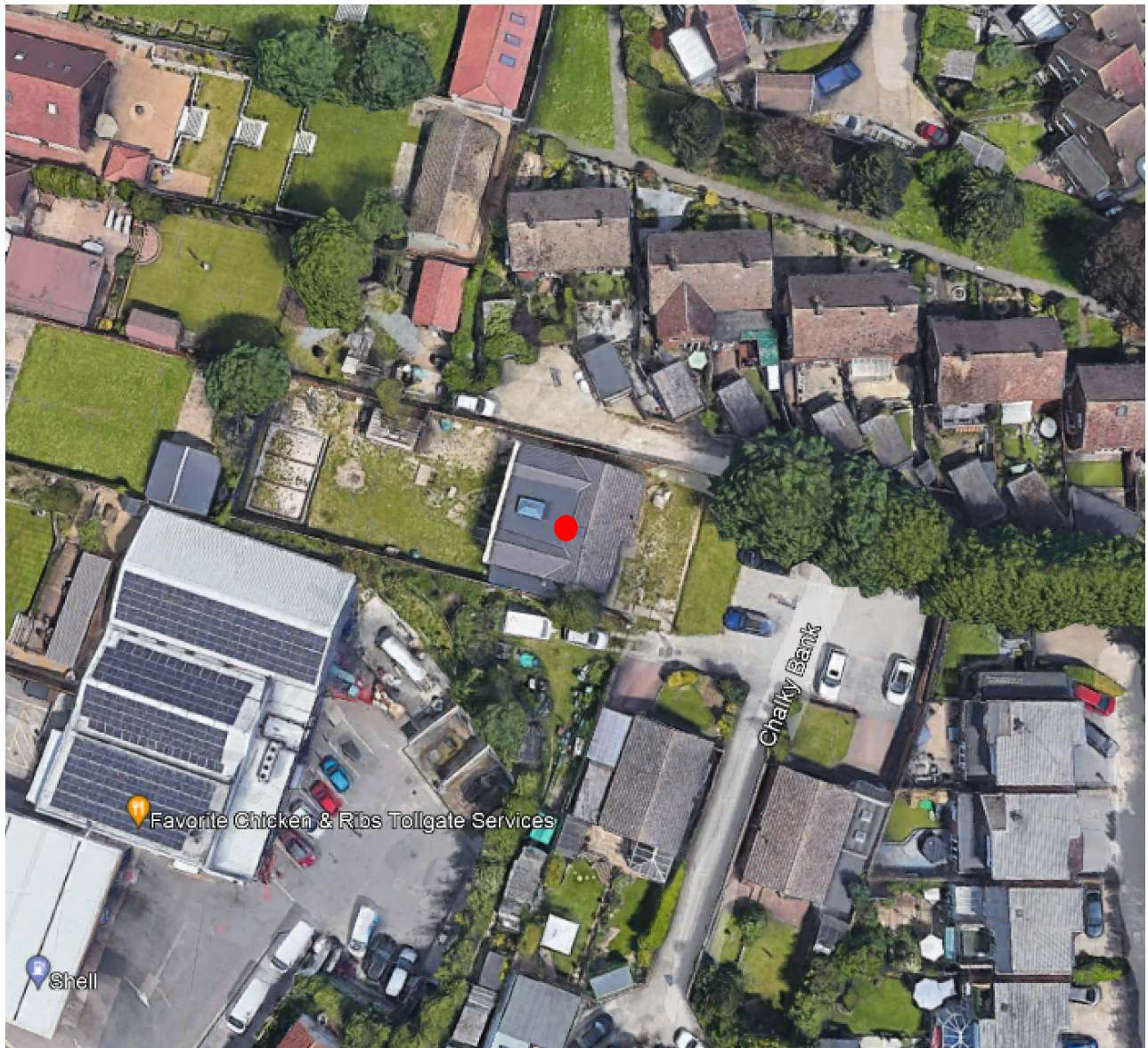
The main issues to consider in the determination of this application are the design of the proposed front extension, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether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

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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 an extended bungalow in use as a single dwelling located in a residential area of Gravesend, as can be seen from the Google Earth image below:



The property is tucked away down an access off Chalky Bank leading to a handful of detached houses and is not generally seen from any public vantage point. There is no particular character to

the area and the proposed front extension would not be out of proportion or character with the application building or its surroundings. There is space to the front of the property to accommodate the proposed extension, and at 1.3m deep it is not substantial. Whilst the extension would have a flat roof, as a single storey this would not be considered unacceptable and would give the property a more modern appearance at the front. Flat roofs are also a feature of existing properties in the surrounding area. Provided the proposed materials match the existing, the proposed extension to the application property is considered to be acceptable in design terms, and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 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 size of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

The existing property is currently located within an isolated part of Chalky Bank. Immediately to the south side of the site there is an existing filling station. To the south-east is No. 72 Chalky Bank, which is 11m away at the closest point. To the north side of the site is the rear vehicular access and the rear gardens to numbers 50 to 68 (evens) Chalky Bank. To the west are the rear gardens of properties on Wrotham Road.

As the proposal comprises a shallow single storey front extension, well separated from neighbouring residential properties, it would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

As recommended under the previous application 20210684, it would be appropriate to restrict the use of the outbuilding in order to prevent any further impact on neighbours from potential alternative uses, such as residential or commercial.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no increase in the number of bedrooms at the property as a result of the proposal and it will not affect the current parking arrangements to the front. There have also been no objections in this regard. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the front extension and summer house 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 Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 17/05/2022	Dated: 17 May 2022