

Delegated Report

Householder Planning Application

Planning Application No: 20230156

Location: 45 Frobisher Way Gravesend Kent DA12 4QY

Description: Erection of single storey rear extension and side extension to garage

Applicant: Mrs Helen Gay

Site Visit Date: 18 April 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. HG/01 red line site boundary plan;
Drawing no. HG/02 Existing and proposed block plans;
Drawing no. HG/03 Existing layouts and elevations;
Drawing no. HG/04 Proposed ground floor layout;
Drawing no. HG/05 Proposed rear elevation;
Drawing no. HG/06 Proposed side elevation facing no. 47 Frobisher Way;
Drawing no. HG/07 Proposed section and side elevation facing no. 43 Frobisher Way; and
Drawing no. HG/08 Proposed garage layout and elevations.

Relevant Planning History

None.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

The application was publicised to six neighbouring properties by letter. No representations have been received. The consultation period expired on 21 March 2023.

Officer's Analysis

Design, Character and Appearance

The proposed rear extension would be of a design that would match with the existing building and those in the surrounding area, although it is relatively modest in depth. The proposed facing materials would include render, which would not match with the existing building. However, due to the location at the rear, the proposal would not be widely visible and it is noted that no. 43 Frobisher Way has a similarly designed, deeper but slightly lower, single storey rear extension.

The extension to the garage is slightly unusual as a proposal, but is a modest alteration which is in keeping with the existing design of the garage. It does result in the garage door being off-centre, but due to the set back and tucked away position, it is not considered visually detrimental. It is also positive that the garage is remaining.

Overall, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Residential Layout Guidelines (2020).

Neighbouring Amenity

The closest residential properties to the application site are nos. 43 and 47 Frobisher Way (located to the north and south respectively). Nos. 8, 10 and 12 Hopewell Drive are located to the east.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of any of the surroundings dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and the Lower Thames Crossing (LTC) Safeguarding Zone. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology or the LTC. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is also located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials shown on plans/documents

Use of the extension to the garage for purposes incidental to the dwelling

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20th April 2023	Dated:	20 April 2023