

Delegated Report

Householder Planning Application

Planning Application No: 20240626

Location: 96B Lorton Close Gravesend Kent DA12 4HA

Description: Erection of single storey rear extension.

Applicant: Ms Paola Contini

Site Visit Date: 18 September 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. D01 Existing ground floor layout received 18 September 2024;
Drawing no. D02 Existing roof plan received 18 September 2024;
Drawing no. D03 Proposed ground floor layout received 18 September 2024;
Drawing no. D04 Proposed roof plan received 18 September 2024;
Drawing no. D05 Existing elevations received 18 September 2024;
Drawing no. D06 Proposed elevations received 18 September 2024;
Drawing no. D07 Proposed section A-A received 18 September 2024;
Drawing no. D08 Existing and proposed block plans received 18 September 2024; and
Drawing no. D09 Site location plans received 18 September 2024.

Superseded Documents/Plans

Drawing no. D01 Existing ground floor layout received 12 July 2024;
Drawing no. D02 Existing roof plan received 12 July 2024;
Drawing no. D03 Proposed ground floor layout received 12 July 2024;
Drawing no. D04 Proposed roof plan received 12 July 2024;
Drawing no. D05 Existing elevations received 12 July 2024;
Drawing no. D06 Proposed elevations received 29 July 2024;
Drawing no. D07 Proposed section A-A received 29 July 2024;
Drawing no. D08 Existing and proposed block plans received 29 July 2024;
Drawing no. D08 Block plan received 12 July 2024; and
Drawing no. D09 Site location plan received 12 July 2024.

Procedural Issues

The originally submitted drawings were inconsistent in their illustration of the relationship between the proposed development and the site boundary with no. 96C Lorton Close. Following a request for clarification from the case officer, the applicant provided amended drawings which illustrate that the proposed development would be located entirely within the curtilage of the application site. Due to the amended drawings reducing any impacts to the neighbouring property, there was no need to re-publicise them.

Relevant Planning History

Reference	Description	Decision	Decision Date
20010091	Erection of a detached garage fronting Lorton Close.	Permitted	30.03.2001
19750735	Erection of 4 terraced two storey houses	Permitted	30.12.1975

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)

Other Relevant Guidance

- None

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

The application site falls within the buffer zone of a historic landfill site. The following is recommended.

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the

LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply as appropriate to minimise any impact on nearby dwellings during the construction.

Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. No representations have been received. The overall consultation date expired on 30 August 2024.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The proposed rear extension is 3.2m metre and 3m wide. It is not the full width of the rear elevation of the property. It is designed with a flat roof and does not exceed 3m in height.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. As a rear extension, the proposed flat roof would not be widely visible. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would result in a modest reduction in the size of the rear garden at the application site. According to the RLG, a two bedroom property should have a minimum garden area of 37.2 square metres and a depth of 7.6 metres. At present the garden area is 40 square metres with a depth of between 4.5 to 7.8 metres. The proposal would result in a garden area being 34 square metres with a depth of between 4.5 to 7.8 metres. However, it is noted that the proposal would have the same depth as the existing outbuilding and it would be only be 1.3 metres wider. Therefore, the loss of usable garden area would actually be very limited.

It is noted that the proposal would result in the loss of an existing kitchen window but that the extension would include a new kitchen window. Due to the open nature of the living/dining/kitchen room, natural light would also be available via the proposed French doors. Therefore, there would be no significant loss of natural light.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would provide adequate living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 96A and 96C Lorton Close (located to the north and south respectively).

The proposed development would introduce a kitchen window in the side elevation facing no. 96A Lorton Close. However, due to the existence of a boundary fence with a height of two metres, any adverse overlooking impacts would be mitigated.

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 the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any additional windows or openings (including flues) in the side elevations of the proposed development.

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. However, as the proposed development is 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 any archaeological features. 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 located within the buffer zone for the Gregory's Crescent historic landfill site and the GBC Environmental Protection Team have set out the wording for a watching brief contamination condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts

The application site is 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 to match existing

Obscure glazing to w.c.s

No further windows in the side elevations

Contamination watching brief

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:	19th September 2024	Dated:	19 September 2024