



Delegated Report

Householder Planning Application

Planning Application No: 20240089

Location: 35 Cross Lane West Gravesend Kent DA11 7PZ

Description: Erection of single storey rear and side extensions.

Applicant: Mr K Levett

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

01 – Plans and Elevations as Existing

02 – Plans and Elevations as Proposed

03 – Site Location Plan

04 – Block Plans, Existing and as Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20080403	Erection of single storey rear extension to form kitchen and enlarged lounge/diner.	Permitted	28.05.2008

Relevant nearby planning history

21 Cross Lane West

Reference	Description	Decision	Decision Date
19980696	Erection of single storey side extension to form enlarged kitchen, study and wc	Permitted	21.01.1999

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- SPG 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)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Southern Gas

No comments received.

Neighbouring properties

18no. surrounding properties were consulted by letter and 0 comments were received from members of the public. The final date to submit comments passed on 22nd February 2024.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered.

In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

As the below image shows, this application relates to an end of terrace, two storey dwellinghouse, which sits on the corner of Cross Lane West and Trosley Avenue. The area is densely populated and highly residential in character. There is a concrete wall bounding the public footpath and the residential boundary.



Image taken from Google Earth (2022)

Given the corner location of this dwellinghouse, there would be some visibility of the side extension and also the rear extension to a lesser degree. Therefore, the additions would have a greater impact on the character of the area than a dwellinghouse in a different position in the streetscene might. Given the greater prominence careful consideration of the impact of the development on the streetscene will be needed.

Both the rear and side extension would be single storey and would use pitched roofs, which would be reflective of the main dwellinghouse. The scale of the additions would be appropriate. The side extension would not extend by more than half the width of the subject dwellinghouse and the 3m depth of the rear extension, would not result in a significant increase. The proposed extension would use painted render. The existing building is rendered externally. It is also noted that the side extension would include a new street facing window which would provide a marginal improvement in terms of passive surveillance of the street at this corner point.

When considering extensions to corner plots, it is important to assess whether there are predominant building lines in the area, and whether the development would impact this. The below map has been annotated to include yellow lines to show the predominant building lines;



As can be seen the corner plots at Wrotham Road x Cross Lane West and Woodfield Avenue x Cross Lane West extend beyond the build line meeting the boundary. Corner plots which extend fully to the boundary can be oppressive and dominating in the street scene and in most cases are not appropriate. However, what this does show is that the corner plots in this area do not follow the standard build line. In this case the proposed extension would extend beyond the build line. However, given the slightly angular nature of this plot as it extends south on Trosley Avenue toward the corner, the single storey side extension would only partially extend beyond the build line and would have less visual prominence. It is also noteworthy that this extension would be set in from the boundary to an appropriate level. Given the footprint, scale, single storey nature of the development and reflective design, with set back from the street and existing boundary treatment, the extensions would not result in significant harm to the character of the area.

A similar extension exists 21 Cross Lane East, which is in fact closer to the boundary than the current proposal. It has a minimal impact on the street scene and the proposed extension is considered to be of a better design.



On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The proposed development would result in an open plan, lounge, kitchen and dining room area and a new utility room. The internal floorspaces would comply with the minimum space standards as detailed by SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020. The garden depth and area would also remain compliant with minimum external amenity standards within this guidance.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The neighbour most likely to be impacted by the proposed development would be 33 Cross Lane West, located to the east and attached. The side extension would have little impact as it would be located to the west side of the dwellinghouse and would be single storey in height and would not extend beyond the rear or frontmost elevation. The rear extension would sit in close proximity to the shared boundary with this neighbour and would be 3m in depth. This neighbour has an existing partial rear projection which also sits on the boundary, with a depth of 1.75m. The proposed rear extension would therefore only extend by 1.25m beyond this neighbour's rearmost elevation. The rear extension would have a gable end, with a maximum height of 3.4m, with eaves at 2.4m high to either side. At the closest point to the boundary with this shared neighbour, the height would be 2.4m with the maximum height of 3.4m pulled away from this neighbour's boundary and limiting the impact in terms of bulk. There would also be no windows which would directly face this neighbour as a result of the proposed development.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Other matters

Historic Landfill Site - the site is located on a historic landfill site. Therefore, a gas impermeable membrane would be required as part of the build and this has been secured by way of pre-commencement condition.

Conclusion

The proposed development complies with all relevant national and local planning policies, subject to details reserved by planning conditions.

Recommendation

Permission

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th March 2024	Dated:	21 March 2024