



Delegated Report

Householder Planning Application

Application No:	20210967
Location:	3 Farmcroft, Gravesend, Kent, DA11 7LT
Description:	**REVISED DESCRIPTION** Erection of a single storey extension to front elevation of integrated garage and alterations to fenestration at the rear.
Applicant:	Mr Chima
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 26/07/2021;
Drawing no. BL/DRG/16/06/21/01 - Site Location Plan (scale - 1:1250);
Drawing no. BL/DRG/16/06/21/03 - Rev. A - Existing Layouts and Elevations;
Drawing no. BL/DRG/16/06/21/03-3 - Rev. A - Proposed 3D View;
Drawing no. BL/DRG/16/06/21/04 - Rev. A - Proposed Layouts and Elevations.

~~Drawing no. BL/DRG/16/06/21/03-3 - Proposed 3D View - SUPERSEDED;~~
~~Drawing no. BL/DRG/16/06/21/04 - Proposed Layouts and Elevations - SUPERSEDED.~~

Relevant Planning History

Application No.	Description	Status	Decision
20210977	Application for Lawful Development Certificate for proposed replacement of the existing fenestration of the existing extension with bi-fold doors across the rear elevation and rooflights to the existing roof.	CERTIFICATE REFUSED	11.10.2021
20010819	Erection of first floor side and single storey rear extensions to form kitchen and sitting room at ground floor level with a bedroom and study at first floor level.	PERMITTED	17.12.2001

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 (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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC Highways - There are no highway implications, the remaining drive area is more than adequate to park two vehicles. I would however suggest that if a double width carriage crossover is not currently available it should be a condition that it is installed prior to any other works to ease access to and from the second parking space, particularly during construction of the extension. (Site visit only by Google Street View which is dated May 2018).

Neighbouring properties

A notice was displayed on site 27th August 2021.

In addition, seven surrounding properties were consulted and no representations were received. The consultation period expired 17th September 2021.

Preliminary Matters

A Lawful Development Certificate for alterations to the fenestration on the rear extension was refused in 2021 (ref. 20210997) due to a condition attached to planning permission reference no. 20010819. The agent was contacted regarding this refusal and encouraged to amend the drawings to include the changes to the fenestration as part of this application.

The amended drawings were received 15th October 2021 and a change of description was agreed with the agent to read as follows:

*****REVISED DESCRIPTION****

Erection of a single storey extension to front elevation of integrated garage and alterations to fenestration at the rear."

Officer's Analysis

Design, Character and Appearance

3 Farmcroft is a semi-detached property located on the southern side of the highway. The property has previously been extended at first floor on the side and by single storey at the rear. It benefits from an integral garage and a large driveway.

This application proposes a single storey front extension to enlarge the garage and alterations to the fenestration on the existing rear extension. The front extension will bring forward the garage door by 1.078m and will be in line with the existing porch wall. It will not change the appearance of the property, nor the existing flat roof.

The alterations to the rear extension include two new sets of bifold doors and four velux windows. There are no new windows or doors proposed on the flank elevations. As such there will be no impact on the amenity of any adjoining properties.

Overall the proposed alterations to the property are in-keeping with its current design, the changes to the front will use matching materials and will not have any impact on the character or appearance of the street scene. Therefore, the development hereby proposed is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development is not considered to impact on the amenity of future occupiers. As such, the proposal is considered to safeguard the amenity of current and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development hereby proposed will not impact on the amenity of any surrounding properties in terms of loss of privacy, outlook, overshadowing or sense of enclosure. As such, the proposal is in accordance with Policy CS19 (LPCS).

Parking and Highways

There are no parking or highway issues related to this application. The garage will be maintained and although the entrance is undersized there is sufficient space on the driveway for car parking. Furthermore, the Highway Officer did not object to the proposal.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy.

The alterations to the property will not impact on the appearance of the dwelling, nor the character of the street scene, they are relatively minor works and will be finished using appropriate materials. There will no harm caused to the amenity of future occupiers or neighbouring properties and there is sufficient off street parking.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25 th October 2021	Dated:	26 October 2021