

Delegated Report

Householder Planning Application

Planning Application No: 20240648

Location: 5 Livingstone Road Gravesend Kent DA12 5DW

Description: Erection of a single storey rear extension and side entrance porch.

Applicant: Mr Sekret Tafhasaj

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 16/07/2024;
Drawing Number A101 (Elevations, Floor and Roof Plans as Existing);
Drawing Number A102 (Elevations, Floor and Roof Plans as Proposed);
Drawing Number A103 (Block Plans as Existing);
Drawing Number A104 (Block Plans as Proposed);
Drawing Number A105 (Site Location Plan as Existing); and
Drawing Number A106 (Site Location Plan as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19810644	Erection of single storey rear extension to form enlarged kitchen diner	Permitted	24.08.1981

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

- 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

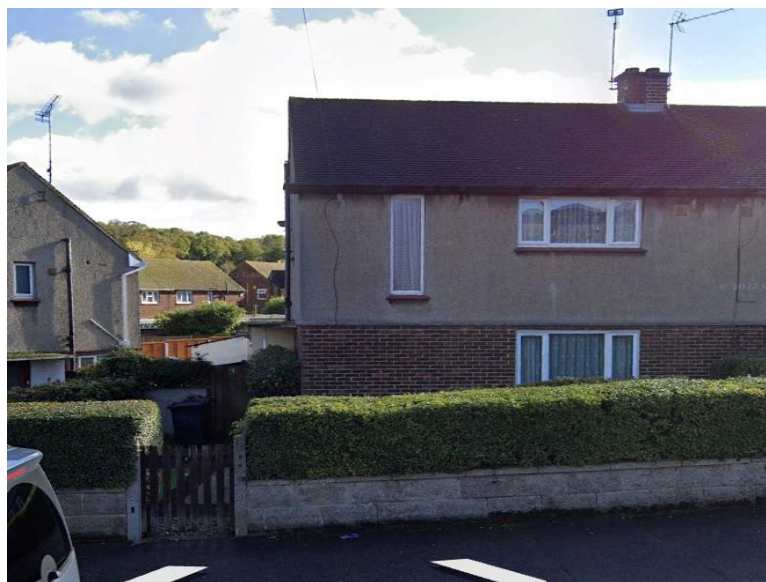
Neighbouring properties

6 surrounding properties were consulted and a site notice was displayed on 27th July 2024. The consultation period ended on 7th August 2024.

Officer's Analysis

Design, Character and Appearance

5 Livingstone Road is a semi-detached dwellinghouse located on the Eastern side of the highway.



The property is soft landscaped to the frontage with access to the rear.

The application proposes the erection of a single storey rear extension and a side entrance porch.

The single storey rear extension would have a shallow pitched roof at a maximum height of 3.8m and an eaves height of 3m.

It will extend beyond the rear elevation by a maximum of 6m and have a width of 6.46m.

The proposal will create space for an open plan kitchen / dining area and a third bedroom to the ground floor. There will be 2 no roof lights, bi-fold doors and a window to the flank elevation. It will be constructed with a brick finish and UPVC windows and doors to match the existing dwelling.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed porch will be located to the flank elevation and will replace the concrete canopy to the existing entrance. The porch will have a shallow pitched roof at a maximum height of 3.8m and an eaves height of 2.65m. It will be 3.9m in length and project from the front elevation by 1.88m. The porch will be set back from the front elevation by 0.36m.

The porch will create space for a larger entrance hall and will be constructed with a rendered finish and tiled roof to match the existing dwelling.

The porch is considered to be of an acceptable design which reflects the roof of the host dwelling and is not considered to have a detrimental impact on the application property or the wider street scene and therefore is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from two to three. Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m².

Post development, the garden would have an area of approx. 61.19m² and a depth ranging from 8m to 13.13m and is therefore is considered to be in accordance with the guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the Residential Guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application proposes 2 no windows to the flank elevations of the single storey extension and the porch, fronting neighbouring property know as 3 Livingstone Road. The window will serve the newly formed open plan kitchen area and extended entrance hall, neither of which are considered habitable rooms. Furthermore, the existing boundary treatment would further protect the privacy of the neighbouring property.

Due to it's modest height, the development will not have a detrimental impact on the amenity of neighbouring properties in terms of, outlook and is unlikely to affect any light received.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

The application increases the number of bedrooms at the property from two to three.

Whilst there is no provision for off road parking at the property, the site is located in a sustainable urban location with close proximity to shops and public transport.

As such, there are no parking concerns in relation to the application.

Therefore, there are no highways issues related to this application.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3 rd September 2024	Dated:	3rd September 2024