



Delegated Report

Householder Planning Application

Planning Application No: 20240575

Location: 20 Bourne Road Gravesend Kent DA12 4EB

Description: Erection of a single storey side extension with roof lights.

Applicant: Mr Dominic Omordia

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 25/06/2024;
Supplementary Information – Planning Statement
Supplementary Information – Site Photos
Drawing Number DODQ/150524/01 (Site Location Plan and Block Plans – Existing and Proposed);
Drawing Number DODQ/150524/02 (Ground Floor Plans – Existing and Proposed);
Drawing Number 03A (Elevations – Existing); and
Drawing Number 04A (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19791024	Retention of private garage	Permitted	17.12.1979

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); and
- Householder Extensions/Alterations Design Guide (2021).
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Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and no comments were received. The consultation period ended on 22nd July 2024.

Officer's Analysis

Design, Character and Appearance

20 Bourne Road is a semi detached dwellinghouse located on the southern side of the highway. The property is block paved to the frontage for off road vehicular parking. The property has been previously extended by a single storey extension to the rear and garage to the side.



The application proposes the erection of a single storey side extension.

The extension will be of an 'L' shaped construction and have a flat roof at a maximum height of 2.96m and a width of 4.53m. It will extend beyond the rear wall by 7.64m.

The extension will create space for a workshop/study with W/C and storage area. There will be 2no windows to the rear elevations serving the workshop and the WC, which will be obscure glazed, and 2no windows and patio doors to the flank elevation leading to the rear garden. It will be constructed using matching materials to the main dwelling with a brick/ rendered finish.

Gravesham's Householder Design guidance states that side extensions should generally reflect the main property's original roof and that the use of flat roofs should be avoided. Whilst the application does propose a flat roof, with roof lights, it will be substantially set back from the street scene, behind the existing garage structure which also has a flat roof.

As such the proposal will only marginally be seen from a public vantage point and would have little impact on the street scene. Therefore, it would be unreasonable to refuse the application on these grounds.

Therefore, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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).

Amenity of Future Occupiers

Post development, the application site would have a useable private garden area of approx. 222.39 m sq and a remaining depth of 18.19m and as such would be 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 introduces windows to the flank elevations of the proposed rear extension. However, these serve the study area and are therefore not considered to be habitable windows. Furthermore, the flank elevation is set back from the neighbouring boundary by 7.15m. As such, the windows to the flank elevations of the rear extension are not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

Therefore the application is considered to be 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).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	12 th August 2024	Dated:	14 August 2024