

Delegated Report

Householder Planning Application

Planning Application No: 20211084

Location: 26 Artillery Row Gravesend Kent DA12 1LY

Description: Erection of a single storey rear extension.

Applicant: Mr R Singh

Site Visit Date: 29/09/2021

Submitted Documents/Plans

- Application Form Received 02/09/2021;
- Drawing No: S02 (Proposed Block Plan) Received 06/09/2021;
- Drawing No: S01 (Existing & Site Location Plan) Received 06/09/2021;
- Drawing No: S03 (Existing & Proposed Plans & Elevations) Received 06/09/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210786	Erection of single storey rear extension with pitched roof and erection of an outbuilding in the rear garden to form a gym/storage area.	Refused	23.08.2021

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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of Site Notice and letters to eight surrounding properties. The consultation period expired on 8th October and no comments were received.

Analysis

Proposal

The application seeks the erection of a 4m single storey rear extension. The extension will span the full width of the house and include a mono pitch roof which will have an overall height of approx. 3.5m. The extension will include two windows and double doors to allow for views and access to the rear garden. The extension will allow for the creation of a kitchen and shower room.

Character and Appearance

The application site is an end of terrace house in use as a single family dwelling. The property shares a boundary with garages on the eastern elevation, the garages appear to belong to other properties in the area. Artillery Row is a residential rear with similar terrace properties of which some have been previously extended. Due to the modest nature of the plots the extensions have been primarily single storey rear extensions.

The application site has not been previously extended and a recent application for the erection of a rear extension and outbuilding was refused due to insufficient amenity space remaining. This application is for the rear extension only, with the outbuilding not being included.

The proposed single story rear extension given its scale, design and height would not appear disproportionate in terms of its relationship with the host dwelling. It is a subservient addition which does not detrimentally harm the character and appearance of the property.

The proposal is considered to comply with policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden will measure some 37sqm which is sufficient for a two bedroom house as per the council's technical standards.

The proposal is therefore deemed to safeguard the amenity of future occupiers

Neighbouring Amenity

The door and window openings on the extension face the rear of the application property. The common boundary with neighbouring properties is enclosed by fencing, therefore it is not considered there would be overlooking or loss of outlook. The window serving the shower room will be conditioned to ensure it is kept obscure glazed in perpetuity to ensure the privacy of adjoining occupiers.

No neighbour representations have been received.

There is no conflict Policy CS19 of the Local Plan Core Strategy 2014.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21 st October 2021	Dated:	21 October 2021