



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20211214

**Location:** 8 Dorchester Road Gravesend Kent DA12 5QU

**Description:** Construction of a single storey rear extension and conversion of existing outbuilding habitable room.

**Applicant:** Mr Alesandrs Zenovs

**Site Visit Date:** 18 November 2021

### Submitted Documents/Plans

Householder application form;  
Drawing no. 2111\_PLN\_01 Red line site boundary and existing and proposed block plans;  
Drawing no. 2111\_PLN\_02 Existing ground floor layout;  
Drawing no. 2111\_PLN\_03 Existing first floor layout and roof plan;  
Drawing no. 2111\_PLN\_04 Existing sections;  
Drawing no. 2111\_PLN\_05 Existing elevations;  
Drawing no. 2111\_PLN\_06 Proposed ground floor layout;  
Drawing no. 2111\_PLN\_07 Proposed first floor layout and roof plan;  
Drawing no. 2111\_PLN\_08 Proposed sections;  
Drawing no. 2111\_PLN\_09 Proposed elevations;  
Design and Access Statement 28.09.21; and  
Email from the agent dated 02 November 2021.

It is noted that, in an email from the agent, the applicant has confirmed that the proposed office would be used as a home office/study and that no part of the proposed roof would encroach over the boundary with no. 10 Dorchester Road.

### Relevant Planning History

| <u>Application No.</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Status</u> | <u>Decision</u> |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------|
| 20180447               | <b>**REVISED PLANS/REVISED DESCRIPTION**</b><br>Erection of a single storey rear extension to the dwelling and the existing outbuilding, re-roofing of the existing outbuilding, construction of a dormer extension in the rear roof slope and conversion of the dwelling into a B1 Builder's office at ground floor with ancillary storage of building materials in the rear garden and 2no. self-contained flats at first and | Refused       | 29.04.2019      |

second floors.

## **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
- CS20 - Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)

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

### Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide SPD (2021)

### Other documents

- Nationally Described Space Standard 2015

## **Consultations, Publicity and Representations**

### KCC Heritage

The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

### Neighbouring properties

The application was publicised to eight neighbouring properties by letter. No representations have been received.

## **Officer's Analysis**

### Design, Character and Appearance

The proposed design and materials for the extension would match with those existing and the proposed extension would be subservient in both size and scale to the existing building.

Overall the proposed development would be in keeping with the character of the existing building and its surroundings and would be appropriate in terms of design. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Amenity of Future Occupiers

The proposed development would provide a good standard of living for future occupiers and sufficient garden area would be retained to comply with the Borough Council's Residential Layout Guidelines. Overall, the proposed development would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

The closest neighbouring properties to the application site are nos. 6 and 10 Dorchester Road (adjoining to the west and east respectively) and nos. 5, 7 and 9 Dorchester Road (located across the roadway to the north). The application site adjoins a rear access way to the south.

Due to the design of the proposed extension (flat roofed with a small depth), the layout of the surrounding properties and to the screening provided by existing boundary treatments, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of surrounding dwellings. It is noted that a number of existing windows/openings in the rear projection of the building would be blocked up.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Any Other Material Planning Considerations

It is noted that the proposed home office would be accessible via an existing rear entrance at the application property and that the applicant has previously applied to convert part of the ground floor of the application property into a builder's office with a similar layout to that currently proposed. As such, it would be appropriate to restrict the future use to a home office only and to ensure that no boundary treatment is erected, to ensure that the home office does not become severed from the dwelling at the application site. Planning conditions can be attached to any planning permission granted to ensure this.

The application site is located in an area of multi-period archaeological potential. However KCC Heritage raise no objection to the proposed development. As such, the proposal would have no adverse impacts archaeology and would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014).

The application site is located within Groundwater Source Protection Zone 2 and a smoke control area. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

#### Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match

Home office use only

No separation of the home office

#### **Conclusion & Recommendation**

The proposed development complies with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 24th November 2021                                                                | <b>Dated:</b>       | 24 November 2021                                                                    |