



Delegated Report

Householder Planning Application

Application No:	20230576
Location:	69 Hillside Avenue, Gravesend, Kent, DA12 5QN
Description:	Demolition of existing rear extension and erection of a single storey flat roof extension.
Applicant:	Mr Nicholas Williamson
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 17/05/2023
- Ordnance Survey Site Location Plan (scale - 1:1250);
- Existing Block Plan (scale - 1:500);
- Proposed Block Plan (scale - 1:500);
- BDS2308.1 - Existing Elevations with Existing and Proposed Floor Plans;
- BDS2308.2 - Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190324	Creation of a hardstanding in the front garden and extension to the existing vehicular crossover.	PERMITTED	05.06.2019

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 Well-Designed Places

Supplementary Planning Guidance

- SPG 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

Internal Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and one representation was received. The neighbour did not register objection to the development but expressed concern with materials being dumped onto their land, which is a private issue between neighbours and a non-material planning consideration.

The consultation period expired 28th June 2023.

Officer's Analysis

69 Hillside Avenue is a semi-detached two storey dwelling located on the northern side of the highway. The property has an existing part width rear projection, a large rear garden and large outbuilding on the rear boundary.



This application proposes the demolition of the existing rear projection and the erection of a new flat roof single storey extension. The extension would have the following dimensions:

- Depth - 3.5m
- Width - 5.3m
- Height - 3.05m

Proposed Elevations



The development will create space for an open plan kitchen/diner, a utility room and a new shower room. There will be bifold doors out onto the garden.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address single storey rear extension, stating that care should be taken to their depth and scale to avoid dominating the property, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries.

The proposed extension is modest and not excessive in scale, bulk or height. The extension is proportionate to and does not dominate the original property. It is considered to be an acceptable design and will be finished in painted rendered to match the main dwelling. There will be no impact on the character of the property nor the street scene by virtue of the location at the rear.

Overall, the extension is considered to be appropriately designed, will be finished in materials that match

the main dwelling and will have no impact on the character of the street scene. As such it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development and the rear garden would remain in accordance with Gravesham's Residential Layout Guidelines (2020). As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The extension is set in from the boundary with the neighbour and is not considered to impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

A representation was received from the neighbour, who did not raise objection to the development but commented on the dumping of waste material over onto their property during the construction of the outbuilding. This is not a material planning consideration, but a civil matter between neighbour and does not form part of the decision-making process.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highway issues related to this proposal. The driveway has sufficient space to accommodate vehicles in accordance with Gravesham's adopted parking guidance (SPG4) (2006).

Conclusion

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

The extension proposed is proportionate to the main dwelling, will be finished in matching materials and will have no impact on the character of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties and have no impact on parking.

Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24 th July 2023	Dated:	25 July 2023