

Delegated Report

Householder Planning Application

Planning Application No:	20230572
Location:	159 Wrotham Road Gravesend Kent DA11 0QL
Description:	Demolition of the existing kitchen extension and erection of a single storey rear extension with addition of a roof lantern.
Applicant:	Mr Hernek Gill
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 001 Rev. A (Block Plans and Location Plan)
Drawing no. 002 Rev. A (Existing Floor Plans and Elevations)
Drawing no. 003 Rev. A (Proposed Floor Plans and Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230218	Demolition of the existing kitchen extension and erection of a single storey rear extension	Permitted	24.04.2023
20121018	Application for Lawful Development Certificate for the proposed erection of a detached building in rear garden to form a gym.	Refused	23.01.2013

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties and on site. The consultation periods expired on 28 June and 7 July 2023 respectively.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

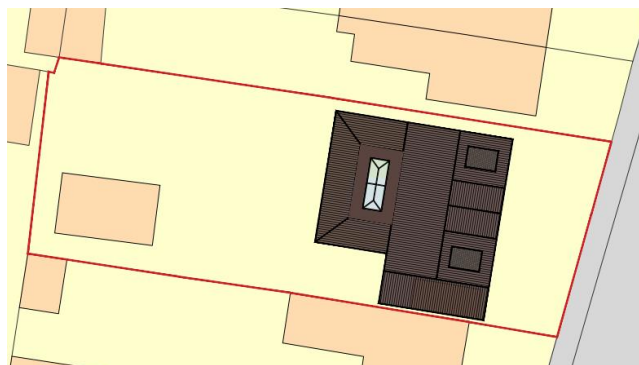
Proposal

This application seeks permission for the demolition of the existing kitchen extension and the erection of a single storey rear extension with the addition of a roof lantern.

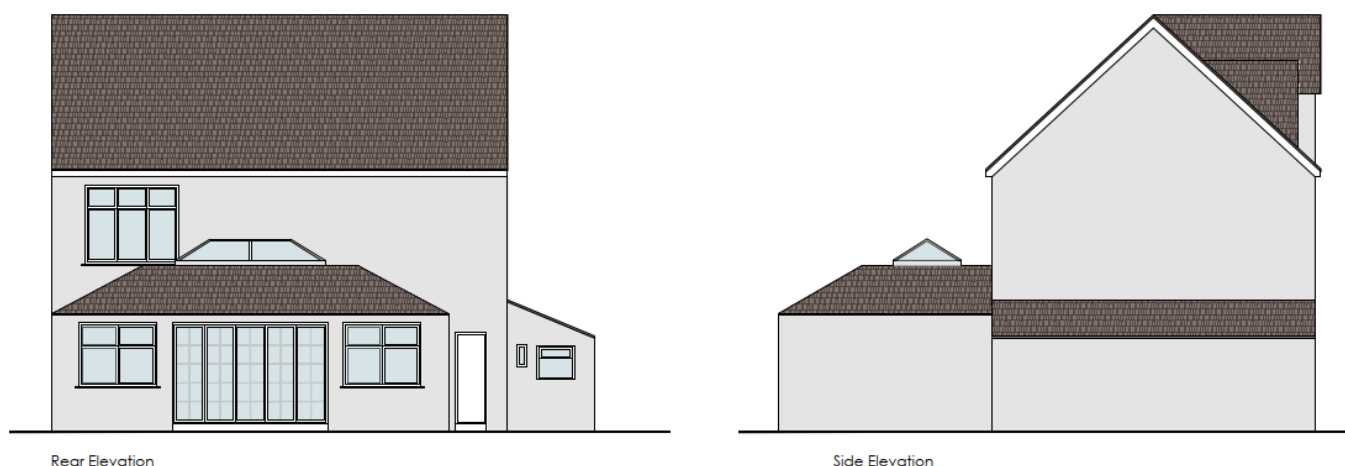
The proposal is exactly the same as the single storey rear extension granted permission under application 20230218, with the only difference being the addition of a lantern light on the top of the roof

The kitchen/diner extension will project approximately 5.5m from the main rear wall of the house. It will have a hipped and pitched roof extending up to approximately 4.2m to the top of the pitch. The extension will extend across the majority of the width of the house. It will be cream rendered with white upvc windows and doors to match the existing house.

Proposed Block Plan



Proposed rear and side elevations



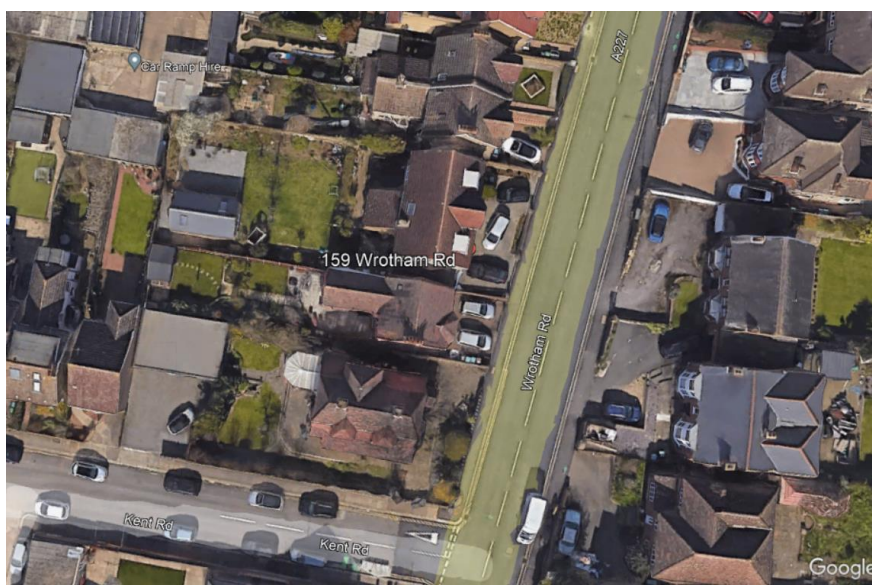
Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a detached property in residential use. The site is located on the western side of Wrotham Road within the urban area of Gravesend.

Current Google Earth Image



The properties either side have existing additions and the proposed rear extension will not project beyond these. As a single storey extension on a detached house, it will be set away from the property boundaries, will be subservient, and as it will be at the rear it would not have a detrimental impact on the visual amenity of the property itself or street scene in general. The roof line will be lower than that of the existing kitchen addition:

Existing Rear Elevation



The proposed roof lantern addition has a negligible impact in design terms. The materials for the proposed extension should be conditioned to match the appearance of the existing property as before.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The addition of a roof lantern will add light to the proposed extension. The size of the extension is acceptable with regards to the provision for future occupiers, and the size of the rear garden will remain well in excess of the 100m² minimum garden area required for a 4 or more bedroom property. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 and would safeguard the amenity of future occupants.

Neighbouring Properties

The roof lantern addition to the proposal will not cause any further impact on neighbouring properties. As before, the proposal comprises a single storey extension on a detached property and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours, particularly considering the presence of existing similar rear extensions nearby. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would have no impact on the existing parking provision and access and there would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed single storey rear extension with a roof lantern addition is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposals would therefore comply with the requirements of Policies CS11, and CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111, 126, and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	20 July 2023	Dated:	25 July 2023