



# Delegated Report

## *Householder Planning Application*

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|---------------------------------|------------------------------------------|
| <b>Planning Application No:</b> | 20220601                                 |
| <b>Location:</b>                | 28 Leander Drive Gravesend Kent DA12 4NE |
| <b>Description:</b>             | Erection of single storey rear extension |
| <b>Applicant:</b>               | Mrs Lisa Khattoare                       |
| <b>Site Visit Date:</b>         | 20.06.22                                 |

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### Preliminary Matters

The agent was contacted 05.07.22 to clarify if the proposed external materials would match the existing dwelling. A response to confirm materials will match was received on 05.07.22.

### Submitted Documents/Plans

Application Form;  
OS plan (received 07.06.22);  
Block Plan – Existing (received 07.06.22);  
Block Plan – Proposed (received 07.06.22);  
Drawing No. 22/01/03 01 – Ground Floor Plan – Existing;  
Drawing No. 22/01/03 02 – Ground Floor Plan – Proposed;  
Drawing No. 22/01/03 03 – Elevations – Existing and Proposed; and  
Supplementary Information – Email correspondence with agent re: proposed external materials are to match (received 05.07.22.)

### Plan Note

There are slight variations in some measurements on the hand drawn plans submitted for this application. Although this is not ideal, the slight variations do not affect the assessment of the development, and the largest measurements have been used for the purposes of this report.

### Relevant Planning History

None.

### 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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); and
- Householder Extensions/Alterations Design Guide (2021.)

### **Consultations, Publicity and Representations**

#### Consultees

#### Ward Councillors

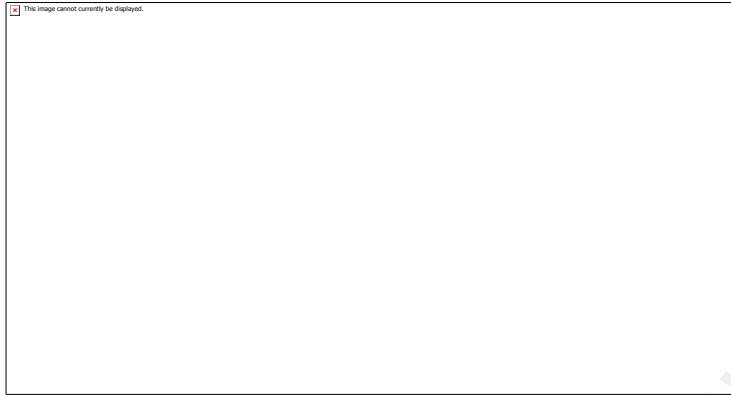
No comments.

#### GBC - Highways Officer

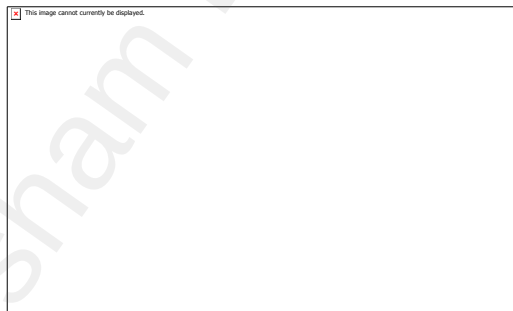
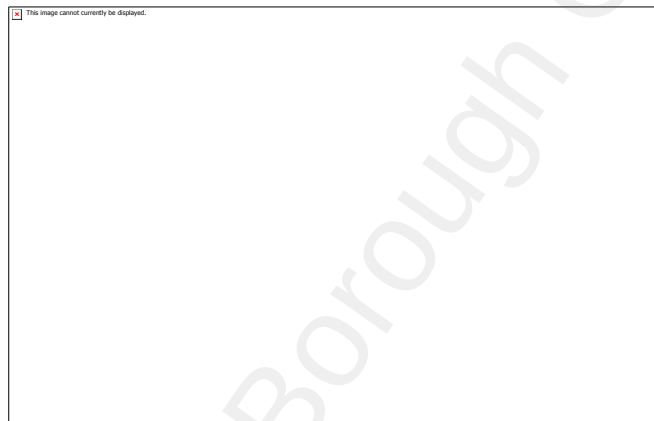
(The highways officer was contacted by email on 05.07.22, as the proposal indicates the loss of a parking space at the rear.)

This is not an easy application to consider. As far as I can ascertain the extension will get within 4.3 to 4.5 metres of the garage, this could compromise the access and egress of vehicles as their manoeuvring space is limited, by the need to pass through the garage door. In addition there appears to be a separate parking space in the rear garden served by gates that would be totally inaccessible.

Looking at Google Street View, I note in April 2021 (and May 2018) a car was parked where the extension is proposed to be built.



I also note that several of the neighbours have provided additional parking and where there is on street parking, it often involves parking partially on the pavement, which is not an activity that should be encouraged, as it can be a hazard particularly for those with mobility issues.



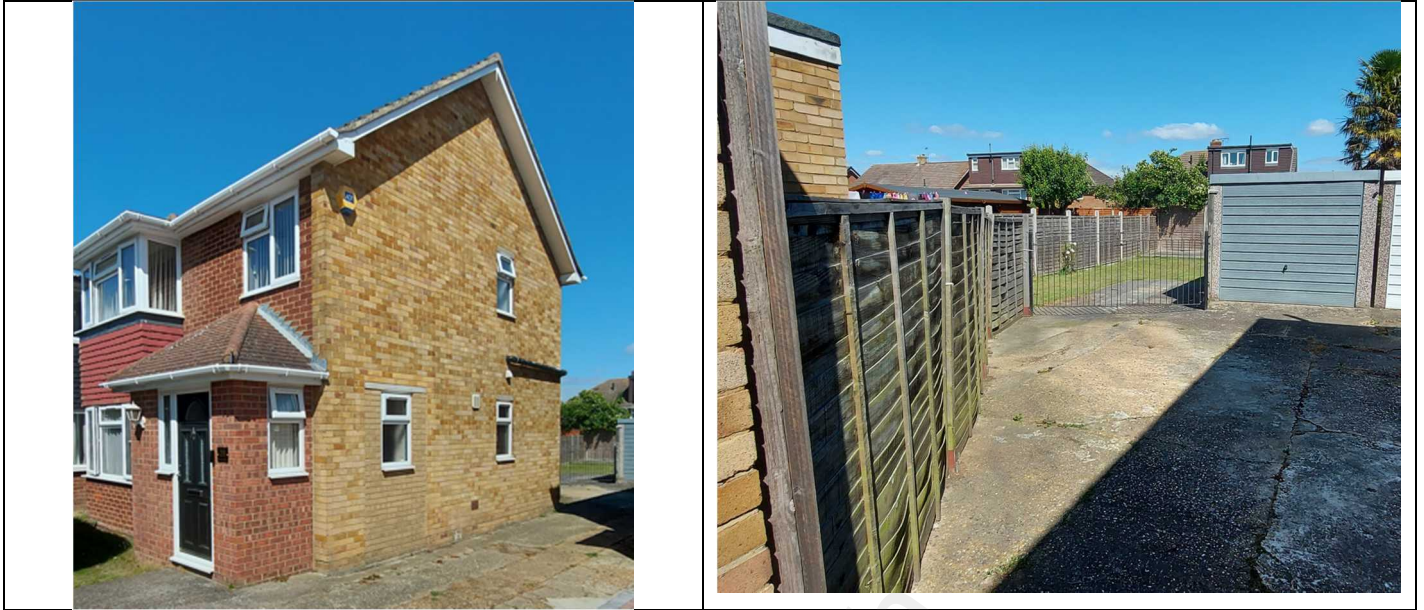
This proposal would result in the reduction of off street parking and in the interests of nil detriment I would recommend refusal.

#### Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 01.07.22.

#### **Officer's Analysis**

28 Leander Drive is a two storey semi-detached property located to the north west of the highway. The property has some soft landscaping to the frontage and a driveway along the side, which provides access to the detached garage. The rear garden, which has a small hard paved area can be accessed through a rear gate adjacent to the garage. There is an existing single storey part width extension to the rear of the property.



### Design, Character and Appearance

The proposal is for the erection of a single storey rear extension with a flat roof. Although the plans have depth and width discrepancies, as aforementioned in this report, this is not considered to be an issue in the determination of this application, and the plans show no encroachment on the neighbouring properties. The extension will have a maximum depth of 4.25m, maximum width of 6.63m and height of 2.63m. As part of the development, the rear/side boundary fence is to be moved to make room for the extension which will span the width of the rear elevation of the dwelling.

The extension would create space for an enlarged kitchen/dining area. As per correspondence with the agent, the proposed external materials (brick walls and PVC windows/doors) are to match the existing dwellinghouse.

The single storey rear extension does not appear excessive in size and is proportionate to the scale of the original dwellinghouse. Although it may be possible to view the proposed development from the highway through the side access, this is deemed to have a minimal effect on the street scene. Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

### Amenity of Future Occupiers

The proposed enlargement of the kitchen/diner at approximately 35.00sqm complies with Gravesham's Residential Layout Guidelines (RLG) (2020) (SPG 2.)

The private garden area post development also complies with the RLG, exceeding both the depth and garden area requirements for a four bedroom+ dwelling at approximately 17.00m depth and 109.03sqm garden area. As such, the proposal safeguards the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

### Neighbouring Amenity

The extension hereby proposed is not considered to impact on the amenity of neighbouring properties in terms of loss of light, loss of light, outlook or sense of enclosure.

No windows are proposed in the flank elevations which should ensure privacy. Outlook, detrimental loss of

light and a sense of enclosure are not deemed to pose an issue to neighbouring properties as the extension will be single storey. It should also be noted a similar extension could be constructed under a Permitted Development Larger Homes application.

No representations have been received.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

#### Parking and Highways

As per the email from Gravesham's Highways Officer, the proposal would result in a reduction in off-street parking that has not been mitigated by the provision of additional parking within this application. Although this does have an impact on the street parking for the area, it is important to note that a similar development could be constructed under Permitted Development Rights and therefore the development is considered acceptable.

#### Any Other Material Planning Considerations

##### *Archaeology*

The site lies within an area of archaeological potential. However, a single storey rear extension to an existing dwelling is unlikely to have any archaeological impact due to the shallow nature of the foundations.

#### **Conclusion & Recommendation**

The proposed single storey rear extension would result in a reduction in off-street parking, however similar could be constructed under a permitted development larger homes application. The external materials will match the existing dwelling and the development is considered proportionate to the scale of the existing dwellinghouse. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

#### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                 |                     |                                                                                       |
|----------------------|-----------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 22nd July 2022  | <b>Dated:</b>       | 22 July 2022                                                                          |