

Delegated Report

Householder Planning Application

Planning Application No: 20211447

Location: 11 Cirrus Crescent Gravesend Kent DA12 4QS

Description: Erection of a single storey rear extension and front porch.

Applicant: S Yohini

Site Visit Date: Desk top

Submitted Documents/Plans

- Application form;
- Drawing no. 18/888/001 – Site Location and Block Plan;
- Drawing no. 18/888/002 – Existing Plan and Elevations; and
- Drawing no. 18/888/003 – Proposed Plan and Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide (2021)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

KCC Heritage

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

Neighbouring properties

6 surrounding properties were consulted plus site notice – no responses received.

Officer's Analysis

The principle considerations in the assessment of the application are:

- Design, Character and Appearance
- Amenity of occupiers
- Amenity of neighbouring properties
- Parking and Highway Safety

Design, Character and Appearance

The application dwelling is a two storey terraced dwelling situated in the urban area of Gravesend. The proposed single storey rear extension would be 3.5m in depth, full width of the rear elevation and 2.7m in height with a flat roof. The extension would be a subservient addition due to its modest size. The flat roof is acceptable given it is at the rear and single storey level. The front porch would be 1.2m in depth, 1.8m in width and 3m in height to the top of the pitched roof. It is modestly sized and sympathetically designed with a pitched roof. Overall, in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

Garden area (including front and rear)

As Existing – (Rear garden is 65 sq.m and front garden is 36 sq. m) = 101 sq. m

After Proposed Development – 80 sq. m

Rear Garden depth

As Existing – 11.4m

After Proposed Development – 8m

SPG2 states that for a three bedroom dwelling the minimum garden area is 60 sq. m and depth is 10m. The garden area would still be achieved, the rear garden depth would be 2m under the minimum but given that the area would be met it is considered occupiers would on balance have sufficient garden space. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the siting and scale of the proposed single storey rear extension there would be no undue impact on the amenity of any neighbouring properties. The neighbouring property to the east no. 9 has a single storey rear extension 2.5m in depth, due to the proposed extension being 3.5m in depth it would not fail the 45 degree from the nearest window on the rear of the extension at no. 9 on either plan or elevation. The other neighbouring property no. 15 has no extension at the rear but given the scale of the proposed extension it would still not exceed the 45 degree line on either plan or elevation from the nearest window on the rear of no. 15. There are no windows proposed in either flank elevation of the proposed extension therefore no issues with overlooking.

In terms of the porch due to its scale and modest depth it would cause no impact on the neighbouring property it would be positioned closest to, no. 15 Cirrus Crescent and its hallway as nearest opening.

Overall in respect of neighbour amenity the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal would be adding no bedrooms therefore no impact on parking demand or effect on highway safety and in this respect the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed extension is acceptable in respect of design, character and appearance, amenity of occupiers or neighbouring properties or parking or highway safety and in this respect is compliant with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	17th January 2022	Dated:	17th January 2022