



Delegated Report

Householder Planning Application

Planning Application No: 20220699

Location: Elm Hollow Old Road East Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mrs Sukhjit Kaur

Site Visit Date: 17.11.22

Submitted Documents/Plans

Application Form;
Drawing No. 001 – Block Plans and Site Location Plan – Existing and Proposed;
Drawing No. 002 – Floor Plan and Elevations – Existing; and
Drawing No. 003 – Floor Plan and Elevations – Proposed.

Plan Note

Whilst visiting the site it was noted that there is an existing outbuilding (partly) constructed within the rear garden, which is subject to; application reference number 20221200 - *Retention of an existing outbuilding*. As of 07.12.22, this application was pending consideration. The outbuilding is not shown on the block plans for this application, however, this does not affect the assessment of this application and will be discussed further in the amenity of future occupiers section below.

Relevant Planning History

Reference	Description	Decision	Decision Date
20050224	Erection of a conservatory and two storey rear extension to form kitchen with bedroom and en-suite shower room over.	Permitted	11.05.2005
20020513	Retention of timber pergola at the side.	Permitted	02.09.2002

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

- 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

Local Ward Councillors

No comments.

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

Neighbouring properties

Five surrounding properties were consulted and one response was received. The consultation period expired on 05.12.2022.

The response is an objection in relation to a different application at Elm Hollow, 20221200 – *Retention of an existing outbuilding*, and as such the comments are not relevant. Neighbouring amenity will be assessed in the relevant section of this report below.

Officer's Analysis

Elm Hollow is a detached property located to the south of Old Road East and North of Cross Lane East.



This application proposes the erection of a single storey rear extension.

Design, Character and Appearance

The extension will create space for a home office and allows internal layout changes. It is to have a flat roof and will be constructed using acceptable external materials to match the existing including; brick walls and UPVC windows. The plans indicate the colour of the new window frames would match those at first floor level and this is considered an improvement.

The extension is to have a depth of 3.56m, a width of 7.34m and a height of 2.95m. This is not excessively large and is considered subordinate to the main dwelling.

Although the proposed windows do not completely align with the first floor windows, they are considered acceptable in terms of overall appearance and shape. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. It is noted that there is an outbuilding under construction on site (subject to application 20221200) not shown on the block plans, however the garden area would still comply with the RLG (2020). The RLG (2020) also sets out expected room sizes, and the plans show the proposed room sizes are acceptable. Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The proposed fenestration in the west elevation is at ground floor level, and there is considerable distance from the neighbouring property. In addition, the existing high boundary wall between the properties will have a screening effect to ensure privacy for neighbours and occupiers. Moreover, the extension is modest in size and scale and is set away from the property boundaries. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues that arise as a result of this development.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Zone 1 Groundwater Source Protection Zone. As per comments received from the Environment Agency the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. 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, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	7th December 2022	Dated:	7th December 2022