



Delegated Report

Householder Planning Application

Planning Application No: 20220961

Location: 76 Old Road West, Gravesend, Kent, DA11 0LN

Description: Erection of single storey rear extension, including part demolition of existing rear extension and ground floor internal alterations

Applicant: Mr and Mrs Naruinder Lotay

Site Visit Date: 18.10.2022

Submitted Documents/Plans

Application form

Drawing no. 760RW/A3/01 (Site Map and Existing & Proposed Floor Plans)

Drawing no. 760RW/A3/02 (Existing & Proposed Rear Elevations)

Drawing no. 760RW/A3/03 (Existing & Proposed Side Elevations)

Drawing no. 760RW/A3/04 (Existing & Proposed Side Elevations)

Drawing no. 760RW/A3/04 (Existing & Proposed Block Plans)

Relevant Planning History

Reference	Description	Decision	Decision Date
20070288	Erection of detached replacement garage at the rear.	Permitted	11.05.2007
20060631	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.	Certificate granted	18.09.2006
20060129	Erection of single storey rear/side extension to form lounge, enlarged kitchen and shower room/w.c and erection of a detached double garage in rear garden.	Refused	13.04.2006

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 11 properties. The consultation periods expired on 26 September 2022.

One letter of representation has been received with the following comments:

- The extension would block out light and devalue property.

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

Officer's Analysis

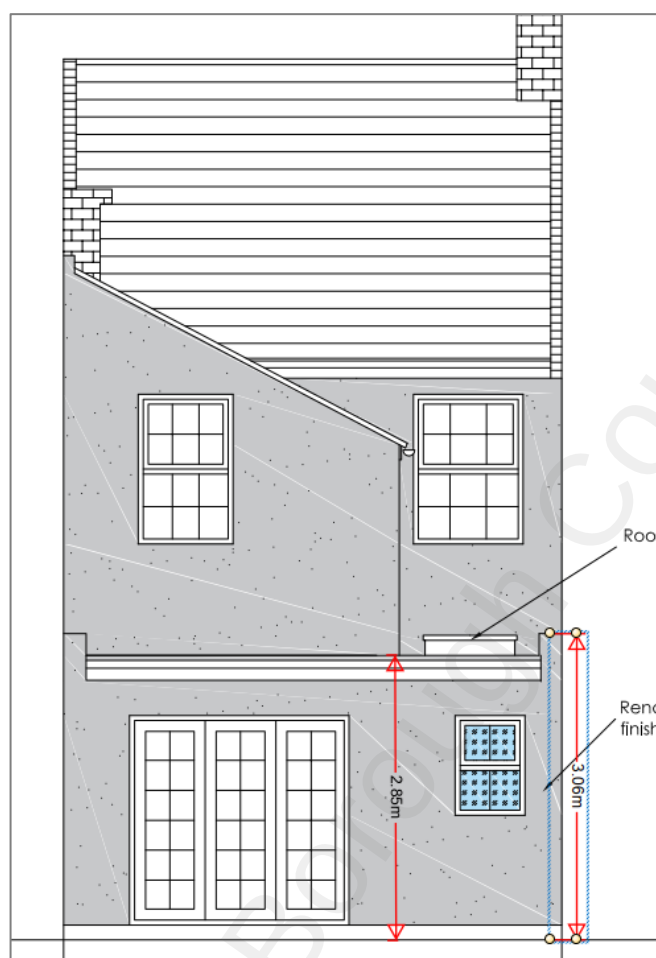
Proposal

This application seeks permission for the erection of a single storey rear extension, including part demolition of an existing single storey rear extension and ground floor internal alterations.

The extension will infill the 1.5m space between the side of the existing two storey outrigger (containing a kitchen and dining area) and will wrap around the end of the outrigger and project a further 1.7m. The current single storey addition projects approximately 5.7m to the rear of the two storey outrigger. The proposed single storey extension would bring the total rear additions 6.77m beyond the original rear wall of the main building.

This extension will be for a kitchen/diner and shower room. The roof will be flat and will be 2.85m in height across the majority of the extension, and up to 3.06m to the top of the parapet on either side.

Proposed rear elevation



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 two-storey mid-terrace property in use as a single dwelling within the urban area of Gravesend. To the rear of the main building, there is an existing two storey outrigger with a single storey addition beyond. The rear garden is not large, but this is common of the surrounding plots.



The proposed rear extension will not project beyond the existing rear building lines of the property; indeed, the proposed extension will be 2m shorter than the existing rear addition. The extension 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 materials for the proposed extensions can be conditioned to match the appearance of the existing property.

Overall, the proposed extension is considered to be appropriate additions 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 size of the proposed accommodation is acceptable with regards to the provision for future occupiers, and the retained garden will be larger than what is existing. 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.

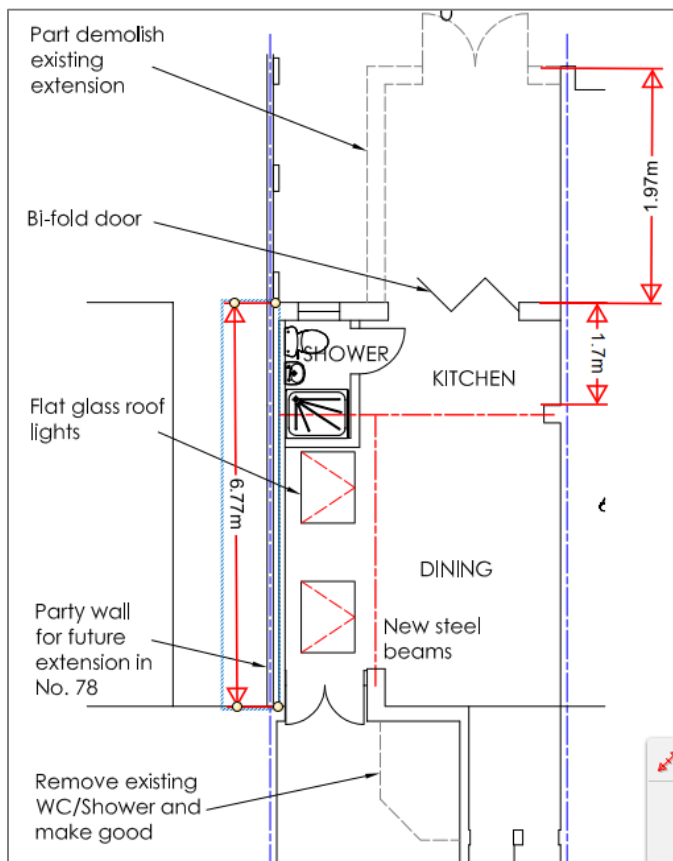
Neighbouring Properties

No. 78 to the west of the application site is the property most likely to be affected by the proposal. It is recognised that a concern has been raised about the potential loss of light to this property from the proximity of the extension. However, it must be considered that due to the constraints of the site, the proposed extension would only be 1.5m closer than the existing flank building line of the outrigger, and as a single storey extension it would not project excessively above the existing boundary. Furthermore, it must

be considered that the rear of the properties would already be in shade regardless of any additional rear extensions due to the northern orientation at the rear, and the existing two storey outriggers already affect light to ground floor windows.



In addition, what must also be considered is what could be constructed under permitted development; the only criteria that the proposed extension does not meet under Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is (g). If the part of the extension to the side of the existing two storey outrigger was 6m it would be permitted development. The additional 0.77m depth of the extension over the permitted 6m would not be considered to cause a significantly worse impact on light to the neighbouring property than what could occur if an extension were to be built under permitted development.



Overall, the nature of the extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening on any forthcoming planning permission.

Parking and Highways

There would be no changes to the existing parking situation at the property. It is therefore considered that there would be no adverse parking impact from the proposal. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposal is considered to be acceptable in terms of the design and impact of the proposed extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and parking matters. The proposal would therefore comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 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:	<i>[Signature]</i>

Dated:	20th October 2022	Dated:	20 October 2022
---------------	-------------------	---------------	-----------------

Gravesham Borough Council