



Delegated Report

Householder Planning Application

Planning Application No: 20230685

Location: 16 St Chads Drive Gravesend Kent DA12 4EL

Description: Erection of a ground floor rear and side extension.

Applicant: Mr Sutharsan Anandanayagam

Site Visit Date: 8th August 2023

Submitted Documents/Plans

Application Form Dated 27/06/2023;
Site Location Plan Received 28/06/2023;
Drawing Number SCGR-201 P02 (REVISED – Block Plan – Proposed);
Drawing Number SCGR-200 (Block Plan – Existing);
Drawing Number SCGR-213 (Retaining Wall Plan – Existing);
Drawing Number SCGR-214 (Retaining Wall Plan – Proposed);
Drawing Number SCGR 207 (Side (no 14) Elevation – Existing);
Drawing Number SCGR 208 (Ground Floor Plan – Proposed);
Drawing Number SCGR 210 (Front Elevation – Proposed);
Drawing Number SCGR 211 (Rear Elevation – Proposed);
Drawing Number SCGR 212 (Side Elevation – Proposed);
Drawing Number SCGR 209 (Roof Plan – Proposed);
Drawing Number SCGR 202 P01 (Ground Floor Plan – Existing);
Drawing Number SCGR 203 P01 (First Floor Plan – Existing);
Drawing Number SCGR 204 P01 (Roof Plan – Existing);
Drawing Number SCGR 205 (Front Elevation – Existing); and
Drawing Number SCGR 206 (Rear Elevation – Existing).

~~SUPERSEDED Drawing Number SCGR 201 P01 (Block Plan – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230315	Erection of a two-storey rear extension with a single storey side extension	Refused	24.05.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Cllrs – No Response Received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 24th July 2023

Preliminary Matters

A Householder application was submitted for the erection of a two-storey rear extension with a single storey side extension under application 20230315. The application was refused on the below grounds:

By virtue of its design, the proposed two storey rear extension would create an incongruous and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

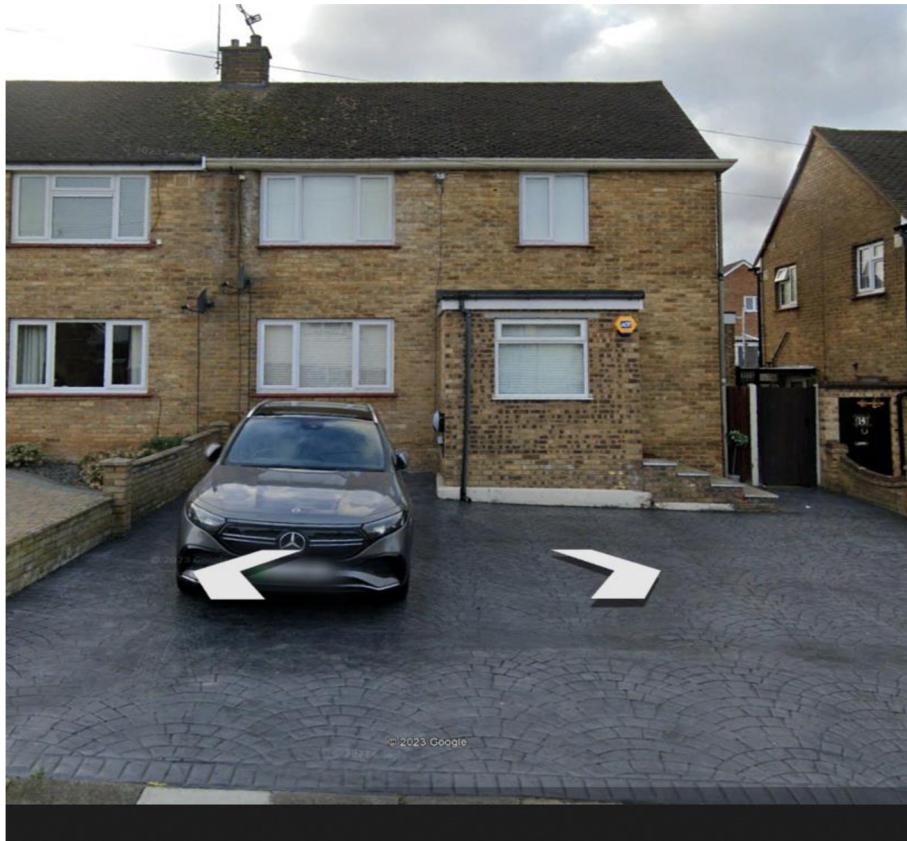
The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2021.

The resubmission looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

16 St Chad's Drive is a semi-detached two storey property located on the Western side of the highway. The property is block paved to the front for off road parking for two cars. There is an existing projection to the flank elevation and a conservatory to the rear elevation, which the proposal looks to demolish.



The application proposes the erection of a ground floor rear and side extension.

The single storey side extension will have a shallow pitched roof at a maximum height of 3.2m. It will be 8.2m in length and project 1.64m from the north elevation.

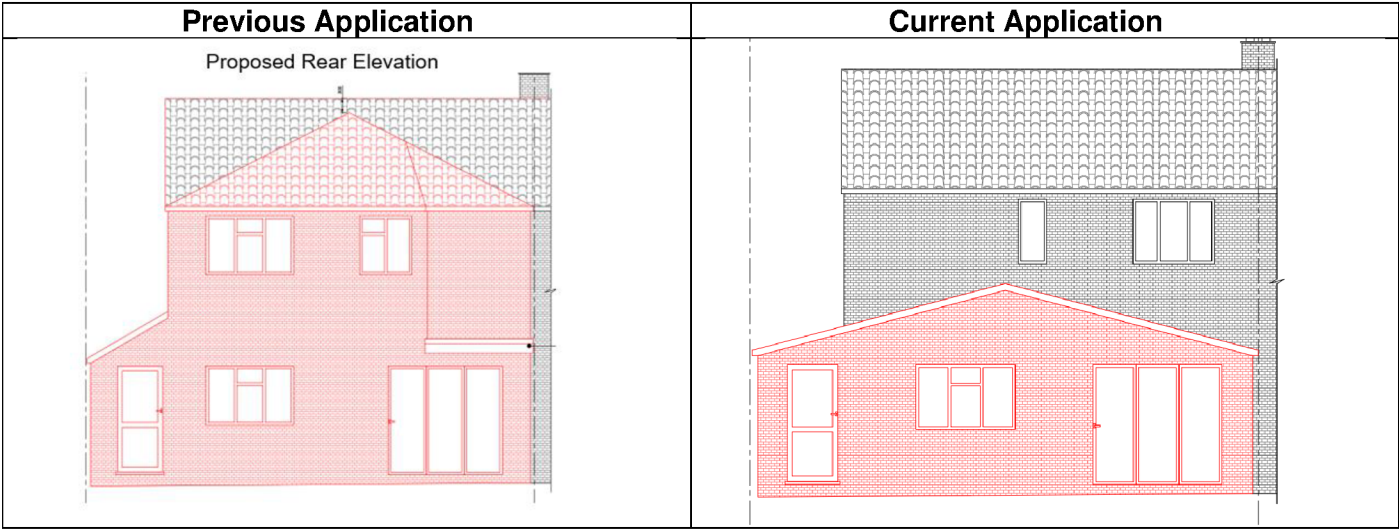
The extension will create space for a larger utility room with WC. There will be 2 no windows to the side elevation, one serving the WC. This should be obscure glazed to Pilkington level 3 or above and will be condition to be so. There will also be a door to the rear elevation leading to the garden. The proposed extension will have a brick finish with all materials to match the host dwelling.

The single storey rear extension will have a pitched roof at maximum height of 4m and an eaves height of 2.65m. It will be 7.7m in length and project 4m from the rear elevation.

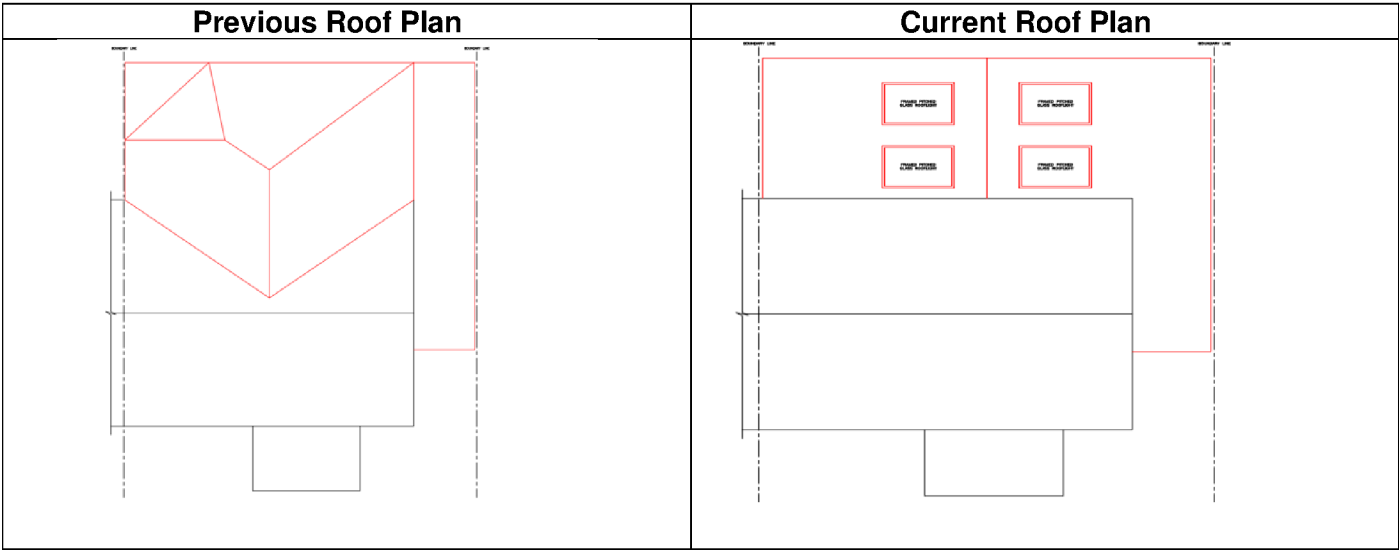
The rear extension will create space for a large open plan kitchen and dining area. There will be a window and bi-fold doors to the rear elevation and four roof Velux rooflights. The proposed extension will have a brick finish with all materials to match the host dwelling.

The previous application proposed a two-storey rear extension which failed on design grounds because it was considered to be an incongruous and bulky addition which would not be sympathetic to the host dwelling.

The current application has address this with the removal of the second storey to the rear extension. As such the current proposed extension is now considered to be subservient and sympathetic to the original dwelling.



The previous application was also refused as the roof of the two-storey rear extension proposed a splayed section which was of an unsymmetrical form and not considered to be of good design. With the removal of the second storey, the current application has addressed the unsymmetrical issue of the splayed roof.



It is noted that although the splayed roof has been removed from the current application, the proposed pitched roof does not align centrally with the host dwelling. However, on balance, as the proposal is of a single storey and not visible from the street scene, it would be unreasonable to refuse the application on these grounds.

Therefore, it is now considered that the current application has addressed the issues of the incongruous and bulky design and of an unsymmetrical form which is not considered to be of good design by way of removal of the second storey and part splayed roof to the rear elevation.

As such, the proposed erection of a single storey rear and side extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is

therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The RLG (2020) set out the minimum garden area and depth requirements post development. The previous application (20230315) proposed an additional bedroom and was refused as it was considered to result in a substandard and undersized garden area which would detrimentally limit the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers.

The current application has removed the second storey to the rear extension and no longer looks to increase the number of bedrooms at the property.

The garden area now complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a 3-bedroom property, with a depth ranging from 8.75m to 12.65m and a useable area of 96.71m².

As such the current application has overcome the refusal grounds of a substandard and undersized garden area which would detrimentally limit the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed extension will have no detrimental impact on neighbouring properties in terms of loss of light and outlook and due to the path of the sun, the proposed extension will have no detrimental effect on neighbouring properties in terms of overshadowing.

There are two windows located to the flank elevation of the single storey side extension. However, due to the modest height and boundary treatments in place, there are no concerns raised with the loss of privacy to neighbouring properties.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Conclusion

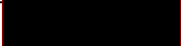
By virtue of the removal of the second storey and the part splayed roof, the resubmitted application is considered to have overcome the the previous grounds for refusal in terms of design and amenity of future occupiers. Therefore, the application for the erection of a single storey side and rear extension proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	4 th September 2023	Dated:	4 th September 2023