



Delegated Report

Householder Planning Application

Planning Application No: 20221309

Location: 12 Downs Road Istead Rise Gravesend Kent

Description: Erection of two storey side, single storey rear and front extensions with the demolition of garage.

Applicant: Mr A Wickings

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Drawing No: WD.01 (Existing Plans and Elevations);
- Drawing No: P02 (Proposed Block Plan);
- Drawing No: P01 (Existing Block Plan);
- Drawing No: WD.02 (Proposed Plans and Elevations).

Relevant Planning History

Reference	Description	Outcome	Decision Date
20171205	Erection of a two storey side extension and single storey rear extension.	Withdrawn	12.01.2017
20180213	Erection of two storey side extension and single storey rear extension and replacement of small front flat roof with tiled roof.	Permitted	02.05.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no highway objections there is no change in the number of bedrooms and there is adequate parking on the drive to meet local car parking guidance.

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 06/01/2023 and no comments were received.

Analysis

Proposal

The proposed development would comprise of a two-storey side extension and single storey rear extension. In addition an existing flat roof along the front elevation would be replaced with a small pitched roof.

The two storey side extension is proposed as extending 3.5m from the south eastern flank elevation, it will have a depth of 12.5m as it will be adjoined to the single storey rear extension with an overall height of 7.6m. The extension will be finished with a gable end and match the roof profile of the existing dwelling.

It will include a window in the front ground floor elevation which will serve a study, there will be a window and door in the flank elevation to serve a w.c and utility room. At first floor level the extension will include a window in the front elevation to serve a bedroom and a window in the rear elevation to serve a w.c.

The single storey rear extension will span full width of the extended dwelling and will have a depth of 4m, it will be finished with a flat roof with parapets. The overall height will be approx. 3.2m. The extension will include a bifold and window in the rear elevation to serve a new kitchen lounge area, the roof will also include two lanterns.

Character and Appearance

The application site is a detached house in use as a single family dwelling. The site does not appear to

have been previously extended, however a proposal for the same was approved In 2018, however it would appear that the previous consent was not implemented and has subsequently expired.

The current proposal is largely the same as the previous proposal, the agent was asked to alter the rear extension roof as it was previously pitched and included a flat section where the height required a reduction as it was impacting an existing window sill. The revised proposal now includes an entirely flat roof with parapet walls which is acceptable in terms of design.

Previously approved proposal



Current Proposal



Under normal circumstances a proposed side extension which has no set back or set down is deemed a bulky addition which lacks subservience, however given the previously granted consent it is considered that a refusal on this basis would not be supported at appeal and so on balance this proposal is acceptable.

Amenity of Future Occupiers

The proposed development would not harm the amenity of future occupiers and sufficient garden would be retained to comply with the Borough Council's Residential Layout Guidelines. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

The most affected neighbours would be nos. 10 and 14 Downs Road and no. 1 Long Walk (which adjoins the application site) and nos. 119 and 121 Downs Road (which are located opposite the application site, across the roadway).

To ensure no future overlooking occurs to any neighbour, a condition could be used to preclude any further openings other than those permitted and to ensure that proposed bathroom/en-suite windows are obscure glazed.

Due to the distance between the properties, their orientation, the design of the proposed extension and the screening provided by existing boundary treatments, it is considered that there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of surrounding residential properties. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Parking and Highways

As there would be no adverse parking or highways impacts and the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27 th January 2023	Dated:	30th January 2023