

Delegated Report

Householder Planning Application

Planning Application No: 20230191

Location: 21 Grange Road Gravesend Kent DA11 0ET

Description: Erection of part first floor rear extension.

Applicant: Mr Bhopinder Khakh

Submitted Documents/Plans

Application Form Dated 27/02/2023;
Drawing Number 0090/HH-01/SP (Block Plan and Site Location Plan);
Drawing Number 0090/HH-04/SP (Elevations – Existing);
Drawing Number 0090/HH-07/SP (Elevations – Proposed);
Drawing Number 0090/HH-02/SP and 0090/HH-03/SP (Floor Plans – Existing); and
Drawing Number 0090/HH-05/SP and 0090/HH-06/SP (Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20221235	Application for a Lawful Development Certificate in respect of the proposed hip to gable loft conversion with rear facing dormer and three front facing roof lights.	Certificate Granted	09.01.2023
20220638	Erection of an Outbuilding	Permitted	26.07.2022
20220401	Application for a Lawful Development Certificate in respect of the proposed erection of an outbuilding to form a gym.	Certificate Granted	20.05.2022
20131119	Single storey rear extension with a depth of 3.676 metres, maximum height of 3.270 metres and eave height of 2.870 metres.	Prior Approval Not Required	03.02.2014
20131117	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension to form a dining room.	Certificate Granted	03.02.2014

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)

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments

Neighbouring properties

5 surrounding properties were consulted and a site notice displayed on site. No responses were received. The consultation period ended on 7th March 2023.

Officer's Analysis

Design, Character and Appearance

21 Grange Road is a two-storey end of terraced dwellinghouse located on the northern side of the highway.

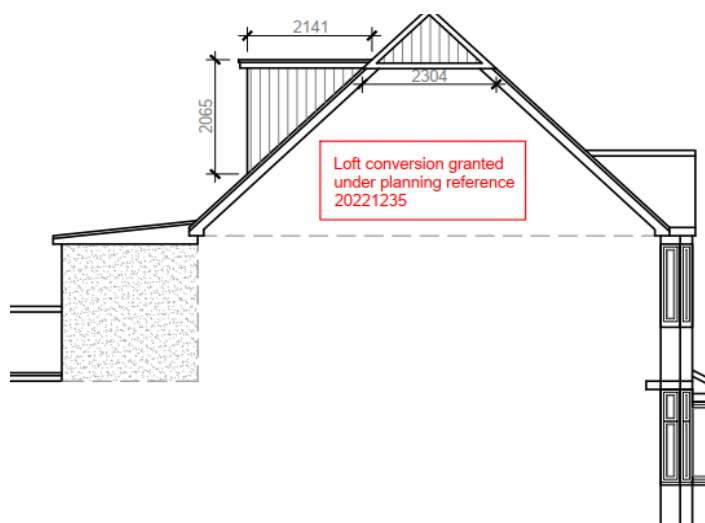


The application proposes the erection of part first floor rear extension over the existing ground floor extension.

The proposed extension will be 2.72m in height with a mono pitch roof and a projection of 2.34m. It will have a proposed width of 3.3m.

The extension will create space for a larger third bedroom. There will be a window to the rear elevation and it will be constructed using matching materials to the main dwelling with a rendered and painted finish.

Gravesham's Householder Guidance states that first floor rear extensions should 'incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof'. The existing roof of the host dwelling is of a pitched design. The proposed roof of the part first floor rear extension is of a mono/ shallow pitch.



Therefore, the proposal for part first floor extension is considered to be an unacceptable first floor roof design which does not reflect the pitched roof of the host building.

Furthermore, the proposed part first floor rear extension is considered to be out of character to the immediate area as there are no existing two-storey extensions to any neighbouring properties.

Overall, the proposed part first floor rear extension is not considered to be sympathetic to the original roof of the host dwelling and is considered to be out of character within the immediate area. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), 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

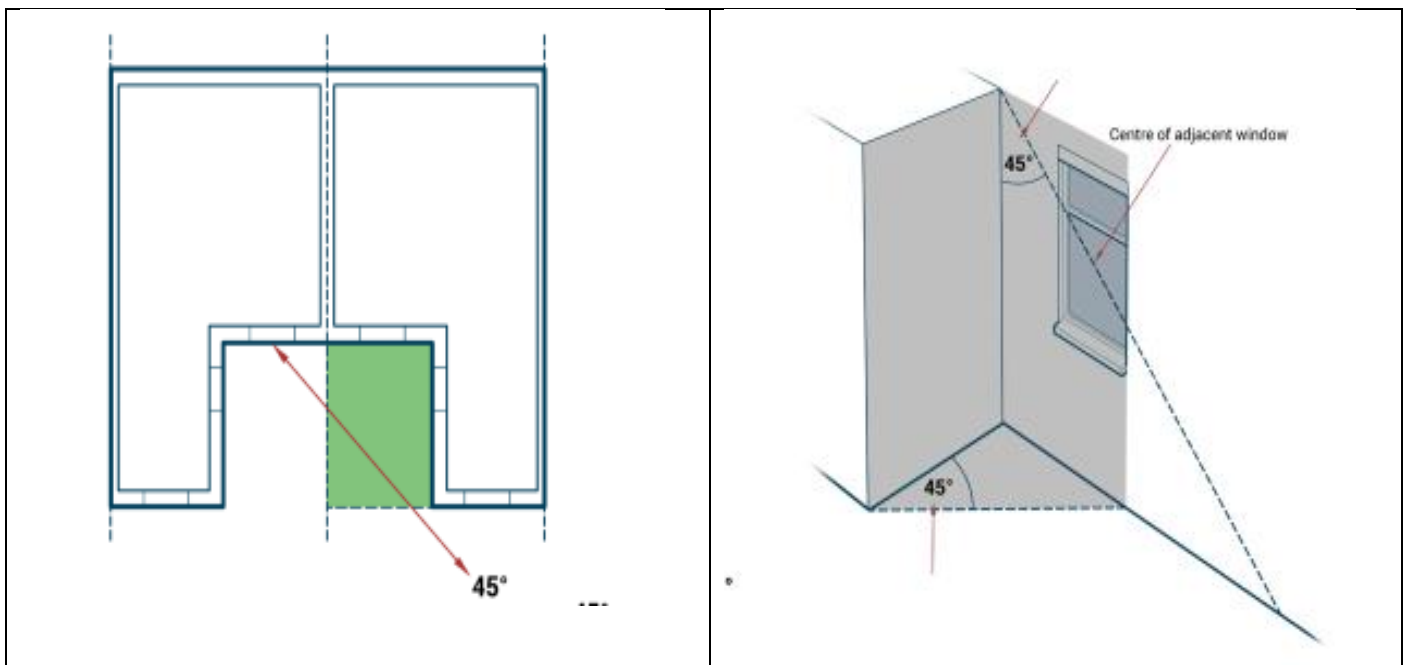
All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The garden area also complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) and as such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

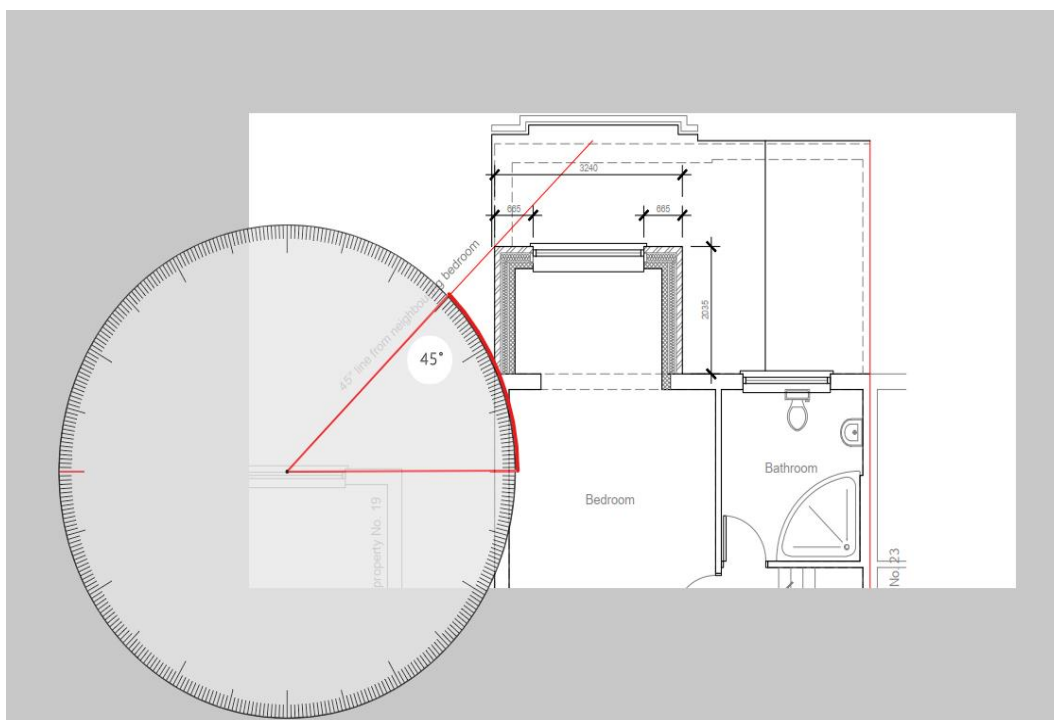
Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Gravesham's RLG state that where the proposed development is at right angles to the habitable window of a neighbouring property, it should not be higher or wider than a 45 degree angle from the centre of the affected window as this may result in an unacceptable loss of light:



There is a first-floor window serving the bedroom of neighbouring property known as 19 Grange Road. The diagram below shows that the proposal does not encroach on the 45-degree angle from neighbouring habitable window and therefore complies with Gravesham's RLG:



The proposal does not look to include windows to the flank elevations and there are no neighbouring properties located to the rear. Therefore, the proposal would not affect neighbouring amenity in terms of loss of privacy.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

Overall, the proposed part first floor rear extension is not considered to be sympathetic to the original roof of the host dwelling and is considered to be out of character within the immediate area. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), 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).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	18th March 2023	Dated:	18th April 2023