



Delegated Report

Application No: 20220412
Location: 124 Singlewell Road, Gravesend DA11 7PT
Description: Erection of single storey rear extension
Applicant: Ms Charlotte Turner
Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form

Drawing no. 005 rev A (block plan)

Drawing no. 004 rev A (proposed elevations)

Drawing no. 003 rev A (proposed plans)

Drawing no. 002 rev A (existing elevations)

Drawing no. 001 rev A (existing plans)

Relevant Planning History

20120105	Demolition of existing breeze block section of wall along Ferndale Road boundary and erection of a replacement dwarf brick wall topped with wooden fence.	Permission	15.03.2012
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual letters to six neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the erection of single storey rear extension. The proposed extension will project approx. 6.8m from the rear of the current living room and will be approx. 1.6m wide. It will be approx. 2.6m high with a sloping roof to a height of approx. 3m in height. Internally the existing kitchen/diner will be knocked through to the extension to form a larger kitchen/diner and WC.

Character and Appearance

The application site is a two storey end of terrace property within the urban area. To the rear is a two storey projection that is a feature of Victorian properties in the vicinity. The proposed extension is to be single storey and located to the side of the two storey rear projection. It will be set away from the boundary by approx. 0.1m and will be visible above the existing boundary wall by approx. 0.8m. The property to the south also has a single storey extension that is built up to the boundary. Given that the proposed development is single storey it is not considered to result in a dominant form of development and the sloping roof with glass will complement the property.

The proposed extension therefore accords with policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposal will result in some loss of garden space, however, this is space to the side of the dwelling and is not the most useable part. The proposal does not increase the number of bedrooms and no objection is raised on the grounds of amenity of future occupiers.

Neighbouring Amenity

The proposed extension will have high level roof windows and windows to the rear only. As this is a single storey development there will be no loss of privacy for any neighbouring property. Due to the path of the sun and location of the extension to the side facing the road there will be no detrimental impact in terms of loss of outlook, sunlight or daylight.

The proposed development therefore accords with policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Parking and Highways

The proposed development will not result in any additional bedrooms or the loss of off road parking and therefore no concerns are raised with regards to parking or highway safety.

Conclusion

The proposed development will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned policies.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 6 June 2022.	Dated: 6 th June 2022