



# Delegated Report

## Householder Planning Application

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|------------------------|-----------------------------------------------------------------------|
| <b>Application No:</b> | 20211194                                                              |
| <b>Location:</b>       | 3 Wye Road, Gravesend, Kent, DA12 5QT                                 |
| <b>Description:</b>    | Erection of a single storey rear infill extension with 2no skylights. |
| <b>Applicant:</b>      | Mrs Loveth Okuomose                                                   |
| <b>Site Visit:</b>     | N/A Desktop Assessment                                                |

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### Submitted Documents/Plans

Application Form - dated 26/09/2021;  
Ordnance Survey Site Location Plan (scale - 1:1250)  
Drawing no.0621-P10 - Existing and Proposed Block Plans (scale - 1:500);  
Drawing no.0621-P11 - Existing Drawings;  
Drawing no.0621-P12 - Proposed Drawings.

### Relevant Planning History

| Application No. | Description                                                                                       | Status    | Decision   |
|-----------------|---------------------------------------------------------------------------------------------------|-----------|------------|
| 20211113        | Conversion of part of detached garage in rear garden to office space, games room and shower room. | PERMITTED | 05.11.2021 |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- 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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

### Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD (2021)

## **Consultations, Publicity and Representations**

### Consultees

*Ward Councillors* - No comments received.

### Neighbouring properties

Sixteen surrounding properties were consulted and one representation was received. The neighbour registered objection stating that the extension will block up a flank window in a conservatory that overlooks the applicants' garden and result in a loss of privacy.

The consultation period expired 26<sup>th</sup> October 2021.

## **Officer's Analysis**

### Design, Character and Appearance

3 Wye Road is a two storey mid-terrace property located on the eastern side of the highway. The property has not previously been extended, but has a conservatory at the rear with steps down to the garden level. There is a basement level, which is used for under floor storage and an outbuilding in the rear of the garden (formally a garage). The front garden is hard-paved and in use as an informal driveway, without a crossover.

This application proposes the demolition of the rear conservatory and the erection of a single storey infill extension. The extension will have a pitched roof with parapet walls at each side, have a maximum height of 4.8m and an eave height of 4.08m. Although the height seems excessive this is due to the lower ground levels at the rear, and the basement storage level will remain. It will be full width (5.65m) and will have a depth of 1.15m, matching the depth of neighbouring properties rear extensions. As part of the development, a raised timber deck platform is proposed with a depth of 1.3m and steps down to the garden.

Other properties on the eastern side of Wye Road have undertaken similar extensions (see 3D satellite image below). These properties have extended by single storey, many introducing raised platforms. The proposed extension mirrors those of the two properties to the left of the image below (nos. 19 and 21 Wye Road).



The extension will create space for a family room and ground floor w.c. There will be two velux roof light windows to provide additional light into the family room, along with two large windows and a door onto the decking. A small window will provide light into the wc and will be obscure glazed. It will be finished to match the existing property with painted pebble dash and upvc windows.

Overall, the extension is considered to be good design, is not excessive in size or bulk and will be constructed using appropriate materials. It will not be visible from any public vantage point and will not impact on the character or appearance of the street scene. As such the development is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

#### Amenity of Future Occupiers

The extension will create more internal space for current and future occupiers. The extension will not significantly reduce the garden area post-development, with a remaining depth of 24m and an area of approximately 109m<sup>2</sup>. As such, the proposal safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

#### Neighbouring Amenity

The development hereby proposed is not considered to impact on the amenity of adjoining properties in terms of overshadowing, loss of outlook or sense of enclosure. However, the raised timber deck platform proposed does cause concerns with overlooking into the private amenity space of neighbouring properties.

Although a number of other properties on Wye Road have raised platforms at the rear, each application must be determined on its own merit. Therefore, the impact of overlooking as a result the proposed platform on this extension must be carefully considered. The two adjoining properties have raised decking areas beyond the rear of their extensions, with steps down to the garden.



Given that the rear infill extension proposed will match the depth of the neighbouring projections and the decking area has a minimal depth of 1.3m it is not considered to significantly impact on the amenity of surrounding properties. The elevated position of the extension will already result in overlooking and the decking will not materially change this.

The neighbour comment discussed the extension blocking off a flank window in a conservatory that overlooks the applicants garden. This is not a material consideration for neighbouring amenity, however is an improvement on the amenity of future occupiers by reducing direct overlooking into the garden space of 3 Wye Road. Nevertheless, a condition will be attached to the decision notice to ensure that 1.8m high screening is installed on the boundaries on the decking area with neighbouring properties to protect amenity.

Overall, the extension will not have a detrimental impact on the amenity of neighbouring properties.

Although a raised decking area on a terraced property is not typically supported due to overlooking, the low garden levels and elevated rear extensions would already result in overlooking. In addition, the immediate neighbours have similar decking areas to that proposed. As such, the development hereby proposed safeguards the amenity of surrounding properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

## Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The extension will replace an existing conservatory and will infill the space between the two rear extensions of the neighbouring properties. It is not excessive in size or bulk, will be finished using appropriate materials and will be accessed by timber stairs and decking area. The decking area is not considered to impact the amenity of neighbouring properties, however a condition will be attached to ensure that 1.8m screening is installed along the boundaries with neighbours to mitigate direct overlooking.

As such, it is recommended that permission is granted subject to conditions.

## Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Richard Hart                   |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                  |
| <b>Dated:</b>        | 29 <sup>th</sup> November 2021                                                      | <b>Dated:</b>       | 29 <sup>th</sup> November 2021 |