



Delegated Report

Householder Planning Application

Planning Application No: 20230725

Location: 21 Coutts Avenue Shorne Gravesend Kent

Description: Retrospective application for an existing single storey rear extension.

Applicant: Julie & Francis Jaques

Site Visit Date: 22nd August 2023

Submitted Documents/Plans

Application Form Dated 05/07/2023;

OS Plan – Received 07/07/2023;

Drawing Number 021JJ/P (Floor Plans, Elevations and Block Plan – Existing); and

Drawing Number 021JJ/P/1 (Floor Plans and Elevations – Pre-Construction).

Relevant Planning History

Reference	Description	Decision	Decision Date
20060052	Alterations to the roof and construction of dormer windows in the front and rear roof slopes and use of part of the existing roof space as bathroom.	Permitted	08.03.2006
20050936	Front and rear dormers	Permitted	08.12.2005
19600359	sites for erection of seven dwellings	Permitted	15.11.1960

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)

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
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council notes that this is a retrospective application, the previous conservatory has been replaced by a square cornered extension of much the same size.

The Parish Council has no objection to this proposal subject to there not being any valid significant objections from neighbours.

Neighbouring properties

4 surrounding properties were consulted and no responses were received. The consultation period ended on 7th August 2023.

Officer's Analysis

Design, Character and Appearance

21 Coutts Avenue is a semi-detached bungalow located on the northern side of the highway. The property is soft landscaped to the frontage, with shared vehicular access leading to a garage.



An existing conservatory has been demolished and the application now proposes the retention of a single storey extension built from the original rear elevation.

The extension is constructed with a flat roof at the maximum height of 3.2m, extends beyond the rear wall by 3.68m and has a width of 6.9m.

The extension has created space for a new dining area. It has been finished with a felt roof, yellow facing brickwork and grey aluminium windows and doors. Whilst they do not match that of the original dwellinghouse, they are not visible from a public vantage point and furthermore are considered to be of an acceptable design.

Therefore, the development hereby is not excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is 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 garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a three-bedroom property. The application site maintains a post development depth of 15.31m and an area of 107.46m².

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

Neighbouring Amenity

The existing garden is stepped downwards towards the rear. and therefore, the extension is slightly elevated, as shown below:



However, it is noted that adjoining property known as 23 Coutts Avenue has an existing extension of the same height and there is a significant distance from neighbouring property known as 19 Coutts Avenue. Therefore, it is considered that the extension does not have any detrimental impact on this property in terms of loss of light or sense of enclosure.

The extension has introduced a window to the western flank elevation which faces neighbouring property 19 Coutts Avenue. However, due to existing boundary treatments in place, this is not considered to have a detrimental effect on the privacy of the neighbouring property.



Therefore, due to the modest height of the extension and existing boundary treatments, the development does not have any detrimental impact on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

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).

Any Other Material Planning Considerations

Landscape Character Assessment

Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Due to the nature of this proposal, there is no direct impact on the landscape character area. As such the proposal accords with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. The development will safeguard the amenity of future occupiers and does not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(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:	22nd August 2023	Dated:	22nd August 2023