



Delegated Report

Householder Planning Application

Planning Application No:	20230035
Location:	3 Golf Links Avenue Gravesend Kent DA11 7PA
Description:	Erection of a single storey side, rear extension and creation of a vehicle crossover
Applicant:	Mr and Mrs Ben and Rebecca Parkinson
Site Visit Date:	23.02.2023

Submitted Documents/Plans

Application Form
OS Plan
Block Plan – Existing
Block Plan – Proposed
Drawing No. 22/11/01 02 – Floor Plans – Existing and Proposed
Drawing No. 22/11/01 03 – Elevations and Front Garden Plan Existing and Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
19790894	Erection of a single storey extension at the rear to form enlarged kitchen and enlarged lounge	Permitted	09.11.1979
19490642	Erection of a private garage	Permitted	30.09.1949

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Internal Consultees

GBC – Highways Officer

Providing the parking area in the front garden is constructed in accordance with the plan view on drawing number 22/11/01 3 dated 11/12/2022, I have no objections to the proposal, providing:

1. The surface is constructed from a bound permeable material. A 1m x 1m pedestrian visibility splay is provided at the southern end of the carriage crossover, which is the minimum permitted in the current Kent Design Guide, where nothing is over 850mm above footway level. The retaining wall of the adjacent property whilst higher would not restrict the view of an adult pedestrian approaching.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The consultation period expired on 13 February 2023.

No letters of objection were received.

One letter of support was received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a single storey side and rear extension and the creation of a vehicle crossover.

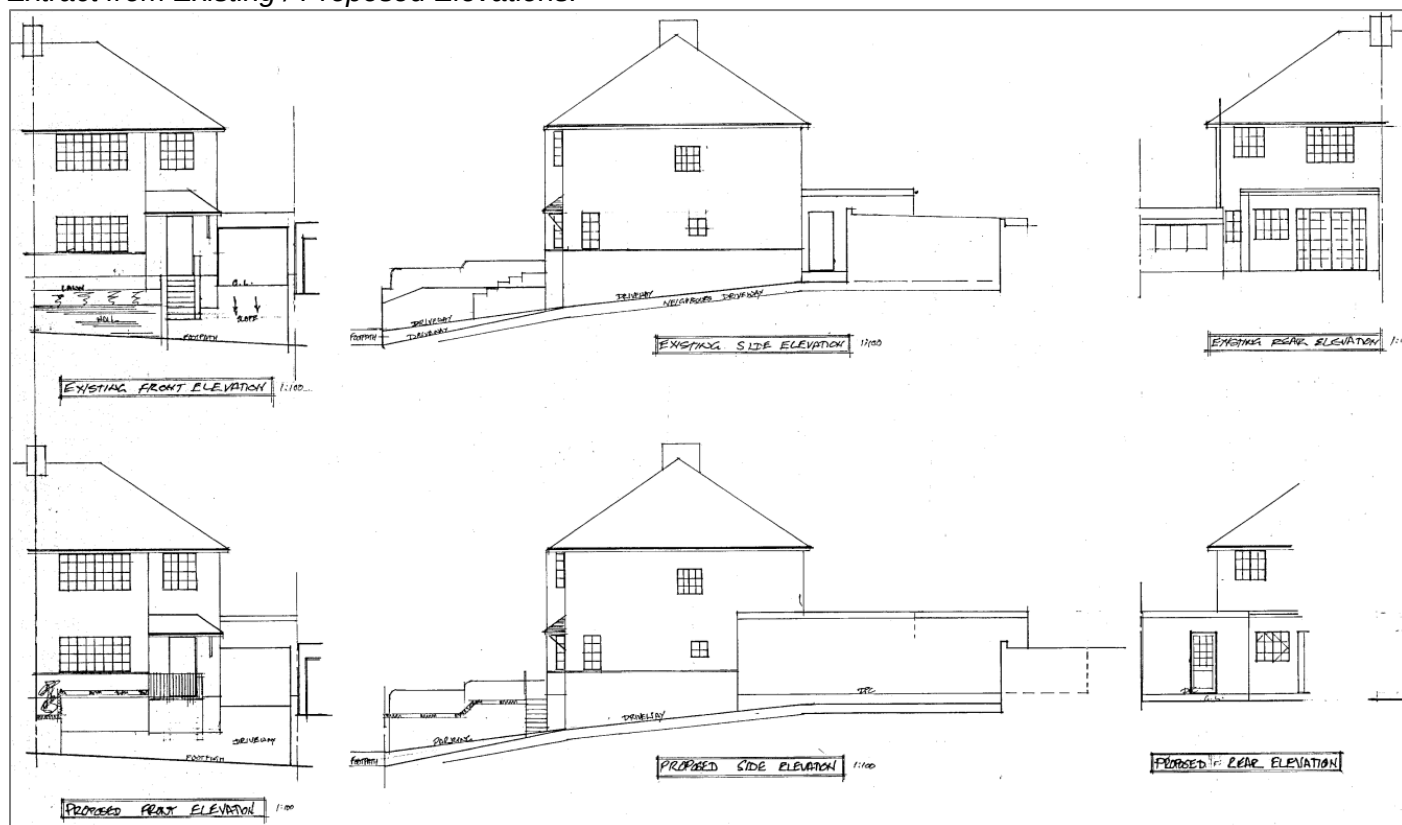
The existing single storey detached storeroom/utility room at the side/rear of the house will be demolished and the proposed single storey extension will be attached onto the side of the existing kitchen at the rear and will wrap around the side of the property in a similar position to the existing detached outbuilding. The extension will increase the size of the existing kitchen across the back of the house and will incorporate a utility room that will extend beyond the existing kitchen to the rear. The side extension will also contain a store at the front that will have a roller door.

The land level slopes up towards the house and rear garden. The proposal also involves digging out the front garden to extend the parking area at the front of the property, with a retaining wall and steps up to the front door.

The proposed extension will have a flat roof to match the height of the existing kitchen extension (approximately 3m).

The extension will be rendered, and the windows and doors will be UPVC to match the existing.

Extract from Existing / Proposed Elevations:



Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a semi-detached property in residential use. The site is located on the western side of Golf Links Avenue, a residential road within the urban area of Gravesend.

Current Google Earth Image

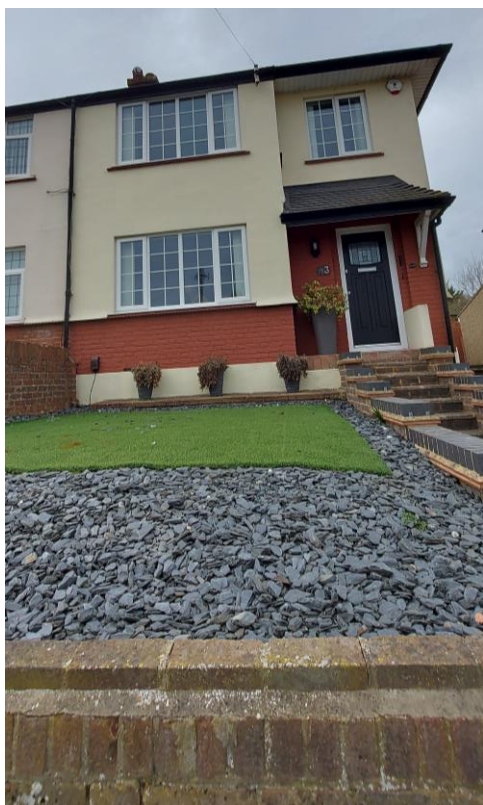


The proposed rear extension will not project beyond the existing rear building lines of the detached outbuilding and would only extend 2m forward of the back wall of the house. As a single storey extension, it will be subservient and as it will be set back from the front of the house and positioned largely at the rear, it would not have a detrimental impact on the visual amenity of the property itself or street scene in general. The roof line will match that of the existing kitchen addition. The materials for the proposed extensions can be conditioned to match the appearance of the existing property.

In terms of the driveway alterations and changes to the steps up to the front of the property, this is a similar proposal to works that have been carried out at neighbouring properties, including No. 1 (under application 20220871). Further along the road to the north, some properties have completely hardscaped front gardens.

There is currently no real soft landscaping at the front of the property; the area of raised garden at the front of the property contains slate chippings and a square of artificial grass.

Current Front and Rear Images



Whilst the size of the raised garden area will be reduced under this proposal, there is no loss of soft landscaping as this has already been lost (the frontage has been this way for more than 4 years, as shown on Google Earth). There is an opportunity to create raised planting beds around the edge of the driveway, which would be an improvement on the existing situation. This can be conditioned. It would be preferable to have a larger area of landscaping retained to match with the adjoining property, but this would be insufficient in terms of parking, and the adjoining property has the benefit of a larger frontage to accommodate two cars, and extra soft landscaping. Due to the lack of landscaping at the property, the proposal is an overall improvement.

Overall, the proposed extension and driveway alterations are considered to be appropriate in terms of their size, scale and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers, and the size of the rear garden will not be affected. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 and would safeguard the amenity of future occupants.

Neighbouring Properties

As the proposal comprises a single storey extension, it would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties, particularly considering the presence of existing similar rear extensions and outbuildings at the side of neighbouring properties. Whilst the proposed extension would enclose more of the space at the side of the house, it would not adversely affect amenities; the only ground floor window to be closely affected does not serve a habitable room.



However, it would be considered appropriate to condition the use of the flat roof of the extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

Subject to this condition, the proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

In terms of parking requirements and access, the proposals for the front garden would continue to provide sufficient parking provision and access.

The surface for the proposed extended driveway should be constructed from a bound permeable material. A 1m x 1m pedestrian visibility splay is provided at the southern end of the carriage crossover, which is the minimum permitted in the current Kent Design Guide, where nothing is over 850mm above footway level. The retaining wall of the adjacent property whilst higher would not restrict the view of an adult pedestrian approaching.

On the basis of conditioning these details, it is considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposals are considered to be acceptable in terms of the design and impact of the proposed extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and parking matters. The proposals would therefore comply with the requirements of Policies CS11, and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 111, 126, and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	7 March 2023	Dated:	08 March 2023