



# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20220444

**Location:** 40 Earl Road Northfleet Gravesend Kent

**Description:** Erection of a single storey rear extension.

**Applicant:** Mr Sokhbir Singh

**Site Visit Date:** 24<sup>th</sup> May 2022

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### Submitted Documents/Plans

Application form dated 18/04/2022;  
OS Plan – Revised;  
Block Plan – Revised; and  
Drawing no. SS/22/14/PO (Floor Plans & Elevations – Existing and Proposed).

~~OS Plan – Superseded~~  
~~Block Plan – Superseded~~

### Relevant Planning History

No relevant history

### 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)

- 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);
- SPG 4 - KCC Parking Standards (2006); and.
- Householder Extensions/Alterations Design Guide (2021).

### **Consultations, Publicity and Representations**

#### Consultees

No comments received

#### Neighbouring properties

Two surrounding properties were consulted and one representation was received. The representations raised objection to the development for the following reasons:

- Loss of Light
- Overshadowing
- Effect on health

These concerns will be assessed in the Neighbouring Amenity section of this report.

The consultation period expired 1st June 2022.

### **Officer's Analysis**

#### Procedural Issues

It appears that the property has constructed a rear dormer with roof alterations but there is no planning history relating to this. It can be seen on the 2015 google streetview image. As such this is immune from any planning controls through the passage of time or may fall under permitted development rights.

#### Design, Character and Appearance

40 Earl Road is a two-storey semi detached property located on the Southern side of the highway which is set on a road which slightly slopes down to the east, therefore the properties in the road are staggered in height. The property currently has a lean to structure adjoining the original outhouse to the rear elevation. The proposal looks to demolish both structures.



The application proposes the erection of a single storey rear extension. The extension will have sloped roof height of 4.3m and an eaves height of 3m. It will extend beyond the rear wall by 4.3m and has a width of 6.05m.

The extension will create space for a new open plan kitchen and dining area and utility room. There will be 2 no roof lights, bi-fold doors to the front and 2 no windows to the flank elevation to serve the utility and dining room.

It will be constructed using painted render to match main dwelling with concrete plain tiles to match existing roof. The windows will be white UPVC and the bi-fold doors being grey aluminium.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have 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 of the NPPF (2021).

#### Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 15 and an area of 118.1m<sup>2</sup>. As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021)

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).

#### Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. A number of representations were received from a neighbouring property, which raised concerns with loss of light, over shadowing and effect on health.

In terms of loss of light and overshadowing, the extension is not excessive in size with an eaves height of 3m and a roof height of 4.3m. This is not considered to result in any significant overshadowing for the neighbouring properties. Moreover, the orientation of the properties and the south facing gardens would further reduce any impact of overshadowing.

The neighbour representations also referenced the effect on health. These are non-material planning considerations and are not relevant to the decision-making process and are of no relevance to this report.

The proposal introduces 2no windows to the side elevation to serve the dining room and utility room. The existing boundary treatment serves to protect the privacy of the neighbouring property.

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

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, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

## Recommendation

Permission

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

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|----------------------|----------------------------|---------------------|----------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody          | <b>Team Leader:</b> | <b>Richard Hart</b>              |
| <b>Signed:</b>       | <i>N Goodbody</i>          | <b>Signed:</b>      | <i>R Hart</i>                    |
| <b>Dated:</b>        | 13 <sup>th</sup> June 2022 | <b>Dated:</b>       | <b>13<sup>th</sup> June 2022</b> |