



Delegated Report

Householder Planning Application

Planning Application No: 20230198

Location: 55 Harden Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with associated works.

Applicant: Mr David Cokayne

Site Visit Date: N/A Photos provided within application

Preliminary Matters

The agent was contacted to query the boundary treatment between No.55 and No.57 Harden road. On 30.03.23, the agent confirmed there is a high level wall in between the two properties, as shown in the below photo:



Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Supplementary Information – Email from agent confirming boundary treatment (received on 30.03.23);
Drawing No. D-01 Rev A – Site Location Plan and Block Plan – Existing;
Drawing No. D-02 – Floor Plans with Roof Plan – Existing;
Drawing No. D-03 – Elevations – Existing;
Drawing No. D-04 – Sections – Existing;
Drawing No. D-05 – Block Plan – Proposed;
Drawing No. D-06 – Floor Plans and Roof Plan – Proposed;
Drawing No. D-07 – Elevations – Proposed; and

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/3/48/046 (19480965)	Erection of a fowl house.	No Decision Notice	26.10.1948

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

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 23.03.23 and no responses were received. The overall consultation period expired on 14.04.23.

Officer's Analysis

55 Harden Road is a two storey semi detached property located south east of the highway.

Photo as per Design and Access Statement



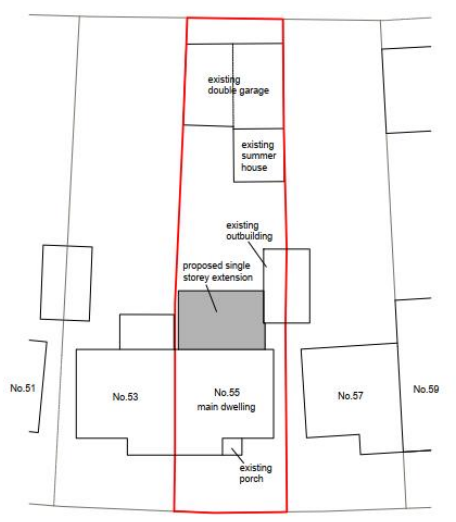
This application proposes the erection of a single storey rear extension with associated works.

Proposed Development

The development includes demolition of the existing conservatory and would create space for internal layout changes to incorporate a new study, utility room, WC and kitchen/dining area. The extension would have the following dimensions:

- Height 3.03m
- Depth 4.25m
- Width 6.31m

Proposed Block Plan indicating development



Design, Character and Appearance

The extension will be constructed with a flat roof and parapet wall using appropriate external materials including brickwork to match the existing dwelling, and grey aluminium doors and windows. In addition, the

existing outbuilding will be rendered with an off white/grey colour.

The extension will abut the existing outbuilding/store. Although it will be fairly deep, it is modest in height, only part width, and is set away from the shared neighbouring boundaries. Overall, the development is considered subservient to the existing dwelling. It would be desirable for the new windows to align better with the existing first floor windows, but on balance, the overall design is acceptable. The extension would not impact the character and appearance of the street scene as it would not be visible from the public vantage point. Furthermore, only a small part of the rendered outbuilding would be visible from the street scene, as the existing gate would obscure much of this from view.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with the requirements for a three bedroomed property. The RLG (2020) also sets out expected room sizes. The WC falls short of the 1.60sqm requirement at 1.20sqm, however the remaining rooms conform to guidance and the study and utility rooms are considered to be of an acceptable size. Therefore, on balance, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The proposal will not result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties.

The extension is single storey and modest in height. In addition, there is an existing conservatory at No. 53 Harden Road, and a substantial gap between No.s 55 and 57. Furthermore, the existing high level boundary treatment will ensure the new door in the flank elevation of the extension will not pose a privacy concern in relation to neighbouring amenity.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact combined with a relative modern age of the property.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	19 th April 2023	Dated:	19 April 2023