



Delegated Report

Householder Planning Application

Planning Application No: 20220167

Location: 36 All Saints Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension and larger replacement detached garage.

Applicant: Mr Gurbachan Singh

Site Visit Date: 14 June 2022

Submitted Documents/Plans

Householder Planning Application form;
Red line site boundary plan
Drawing no. GS-01/A Existing and proposed side elevations for dwelling and existing and proposed ground floor layouts for dwelling and garage;
Drawing no. GS-02 Existing and proposed rear elevations for dwelling and existing and proposed elevations for garage;
Drawing no. GS-03/A Existing and proposed site plans; and
Email from the agent dated 26 April 2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220421	Application for a Lawful Development Certificate in respect of the proposed construction of a rear dormer in the rear roof slope and 2no. roof lights in the front roof slope.	Granted	15.06.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P5 – Exceptions to Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

Consultations, Publicity and Representations

GBC Highways Officer

No objection.

KCC Heritage

No response received.

Neighbouring properties

The application was publicised by a site notice and to five neighbouring properties by letter. One representation (an objection) has been received and is summarised as follows;

- Adverse privacy and noise impacts during construction works.
- Any damage to the adjoining property or garden should be repaired at no cost to the affected neighbour.

Officer's Analysis

Design, Character and Appearance

The proposed development would not be widely visible, would match with the character of the existing building and it is noted that no. 34 All Saints Road has a similarly designed rear extension. The application property is faced with painted render and has concrete roof tiles. However, the proposed facing materials would be brick/unfinished blockwork and it is not clear where on the extension these materials would be utilised. In order that the final visual appearance would be acceptable, a condition and informative should be attached to any planning permission granted to ensure that all the facing materials match with those existing.

The proposed garage would be large, with a flat roof and have facing brickwork on the front and rear elevations, with the sides constructed from unfinished blockwork. The building would incorporate a roller shutter door. It is noted that a similarly designed garage is located at no. 40 All Saints Road (albeit with brickwork sides). It is considered that the overall design approach would be acceptable but in order that the final visual appearance would be appropriate, a condition and informative should be attached to any planning permission granted to ensure that the blockwork side elevations are finished appropriately.

Overall, the proposed development would be similar in size and design to an extension and outbuilding that could be built using permitted development rights, it would not be out of character with the existing building or its surroundings and would not be detrimental to visual amenity. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would improve the internal arrangement of the dwelling but would reduce the area and depth of the rear garden. The existing rear garden is some 74 square metres with a depth of between 11 and 16 metres. Whilst the residual rear garden (as a result of the proposed development) would be some 45 square metres in area with a depth of 8 metres.

The application property currently has three bedrooms, although it is noted that one bedroom is significantly below the minimum floor area set out in the Nationally Described Space Standard (2015). A recent lawful development certificate has been granted at the application site, which would allow an additional bedroom in the roof space of the dwelling. Therefore the application property is likely to be increased to a four bedroom dwelling in future. According to the Residential Layout Guidelines (June 2020) a three bedroom dwelling should have a minimum rear garden of 60 square metres with 10 metres depth and a four bedroom property should have a minimum of 100 square metres with 10 metres. Therefore the residual garden would be substandard in size and detrimental to the living conditions of future occupiers.

Whilst it would be preferable for the residual garden area to be increased in size, it is noted that the proposed development would be similar in size to an extension and outbuilding that could be built using permitted development rights. In addition, if the garage is reduced in depth (to allow a larger garden), then it would not be capable of accommodating two vehicles.

Therefore, in this instance, it is considered that the proposed development would not be significantly detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest dwellings to the application site are no. 34 and 38 All Saints Road (located to the north and south respectively). No. 63 to 67 Brook Road are located to the west across a rear alleyway.

No. 34 All Saints Road has an existing rear extension, which has a depth of some 3.4 metres and no. 38 All Saints Road has an existing outbuilding which adjoins the boundary of the application site some 3.6 metres from its rear elevation.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The proposed development would remove an existing single garage from the application site and replace it with a double garage. The proposed garage would have sufficient space internally to accommodate two vehicles and would be accessed by an existing rear alleyway. The GBC Highways Officer has not raised an objection to the proposal.

As the proposed development would be an improvement in the provision of off-street parking at the application site, it is considered that the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2 and an area of multi-period archaeological potential. However, as the proposed development would be within the confines of an existing residential garden with relatively few groundworks, then it is considered that there would be no adverse impacts to groundwater or archaeology.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The concerns raised by a local resident are summarised and discussed as follows;

- Adverse privacy and noise impacts during construction – Any planning permission granted would be subject to a works of construction informative, which should ensure that no significant adverse construction impacts occur.
- Damage to the adjoining property or garden – This is a civil matter, which must be addressed between the affected parties.

It should be noted that adverse construction and encroachment impacts are not planning issues and therefore are not material considerations in the determination of this application.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings in the flank elevations

Garage to be used for parking

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	22nd June 2022	Dated:	22nd June 2022