



Delegated Report

Householder Planning Application

Planning Application No: 20240649

Location: 4 Burnaby Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Nivethithan Karunanithy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: AR-2024-1000 (Site Location Map)
- Drawing No: AR-2024-1001 (Existing Floor Plan)
- Drawing No: AR-2024-1002 (Proposed Floor Plan)
- Drawing No: AR-2024-1003 (Existing/Proposed Elevations)
- Drawing No: AR-2024-1004 (Existing/Proposed Elevations)
- Drawing No: AR-2024-1005 (Existing Block Plan)
- Drawing No: AR-2024-1006 (Proposed Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240418	Application for a Lawful Development Certificate for a proposed erection of a single storey rear extension.	Certificate Refused	15.07.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

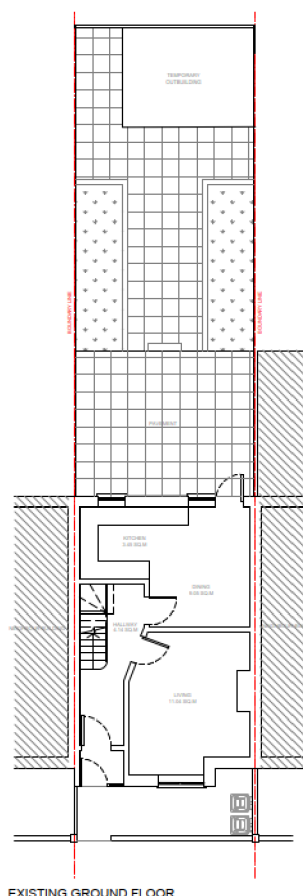
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 19.08.2024 and no comments were received.

Analysis

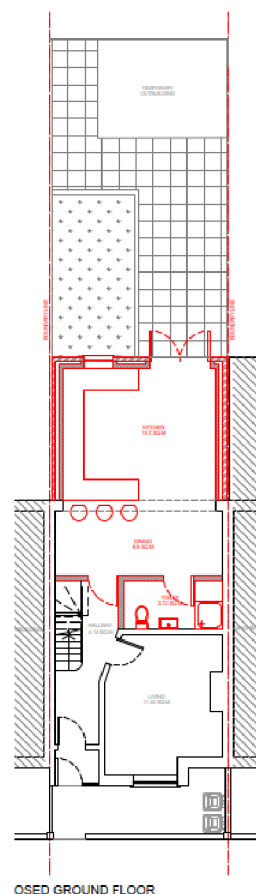
Proposal

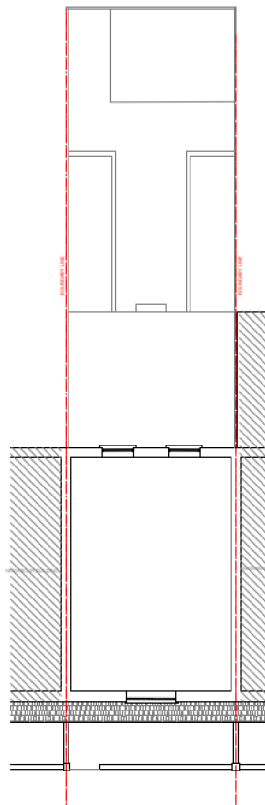
The proposal seeks to erect a 4m deep single storey rear extension with a flat roof to be used as a kitchen area. It will include a window and double doors in the rear elevation.

Existing

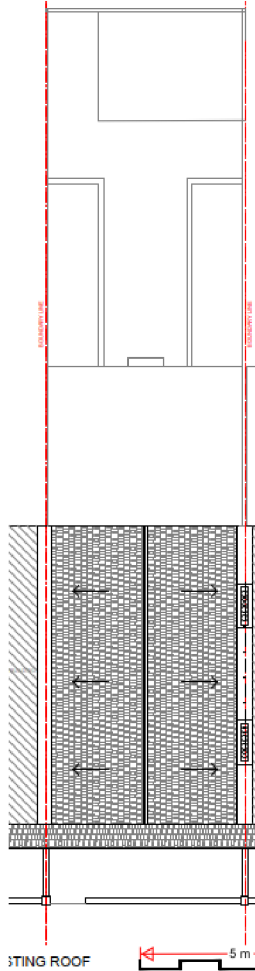


Proposed

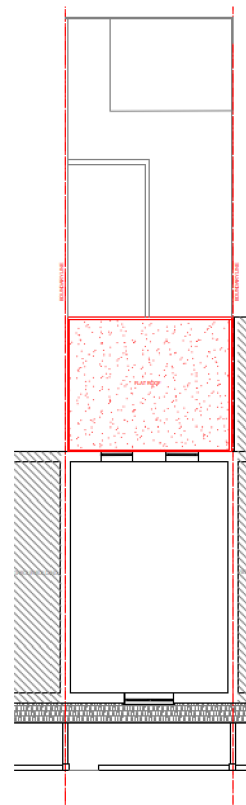




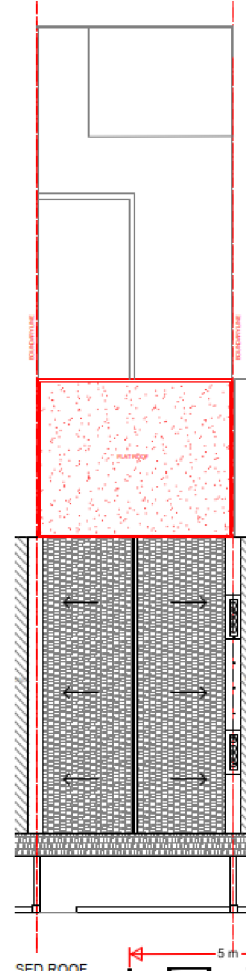
EXISTING FIRST FLOOR



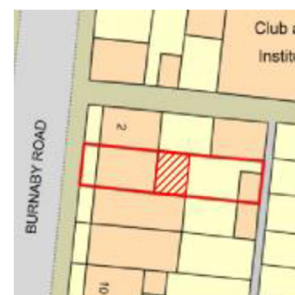
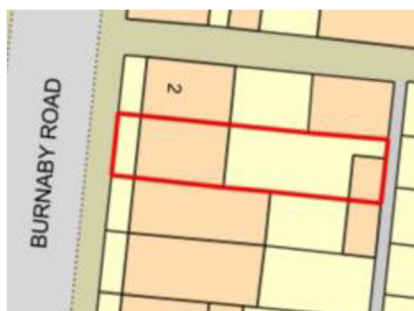
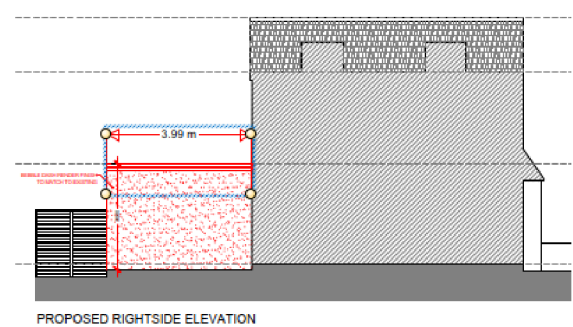
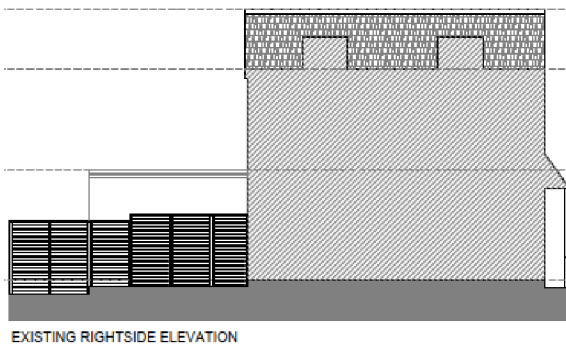
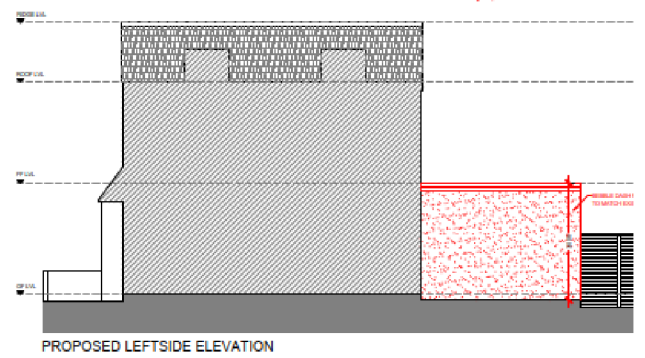
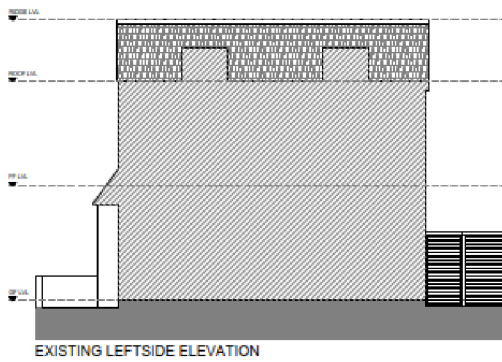
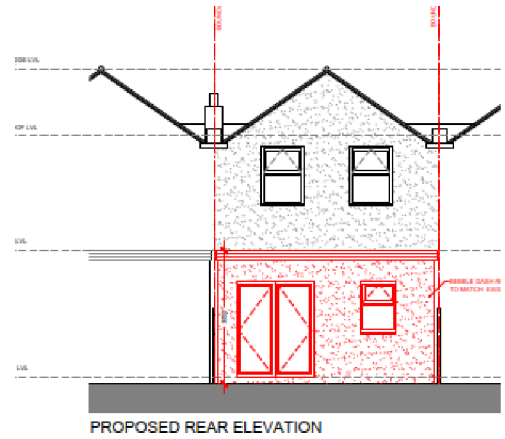
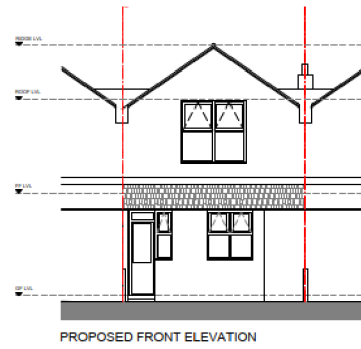
EXISTING ROOF



PROPOSED FIRST FLOOR



PROPOSED ROOF



Background

A previous application for a certificate of lawfulness was submitted under reference 20240418 and refused owing to the below:

The proposed development does not meet the criteria set out in paragraph A.1 (f) I of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such the proposal would require planning permission.

This application is a resubmission of the above.

Character and Appearance

The application site is a two-storey mid terrace house which does not appear to have been previously extended. There is an outbuilding situated at the foot of the plot which is described as temporary on the plans. The proposal seeks to erect a 4m deep single storey rear extension which is not an uncommon addition in the area as can be seen from the below extract from google earth maps.



It is noted that the neighbouring extensions are 4m in depth and would require the benefit of planning permission for which there is no record, however these buildings have now become lawful through the passage of time as records indicate that they have been there since at least 2019.

The extension is contained within the property boundary and will be constructed using matching materials so there are no concerns relating to encroachment and design.

The proposed development is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

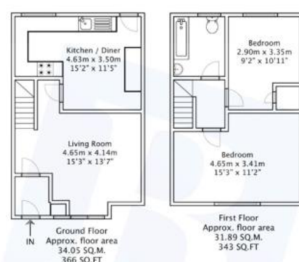
Amenity of Future Occupiers

Post development the resultant garden space will amount to approx. 33.85m². The Council's adopted residential Layout Guidelines state:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The application property is a two-bedroom unit which contains an outbuilding which is described as “temporary”, the footprint of the outbuilding has not been calculated within the garden area.



Source: Rightmove Historic Sales Record

The garden area is marginally below the council’s preferred standards and if the outbuilding was to be removed there would be sufficient garden space. On balance the proposal is considered compliant with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development will not impact light or outlook enjoyed by the occupants of 6 Burnaby Road as this property has an extension which is of the same footprint as what is being proposed.

The neighbouring property situated at 2 Burnaby Road may experience some overshadowing during the afternoons however on balance a 3m rear extension could be built under PD which would have the same impact.

In terms of privacy there are no fenestrations proposed in the flank elevations however a condition will be imposed to ensure no openings are created in the flanks to protect neighbouring privacy.

On balance the proposed development is considered compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

There are no concerns relating to parking and so this does not require any further assessment.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 th September 2024.	Dated:	11 th September 2024