

Delegated Report

Householder Planning Application

Planning Application No: 20230025

Location: 9 Harden Road Northfleet Gravesend Kent

Description: Demolition of existing shed and erection of a single storey rear extension.

Applicant: Mr & Mrs Hedges

Site Visit Date: Desktop Assessment

Preliminary Matters

The original submission included a proposed single storey front extension in addition to the single storey rear extension. Upon review of the proposal, there were concerns with the front extension and as such the agent was emailed on 03.03.23 in order to give the opportunity to amend the proposal. On 06.03.23, amended plans were received that omitted the front extension from the application and a change in description was agreed.

Submitted Documents/Plans

Application Form;
Supplementary Information – Article 13 letter to Owner (received on 18.01.24);
Supplementary information – Notice Under Article 13 Redacted (received on 13.01.23);
Drawing No. 101 – Plans & Elevations – Existing;
Drawing No. 102A – REVISED Plans and Elevations – Proposed;
Drawing No. 103 – Site Location Plan; and
Drawing No. 104A – REVISED Block Plans – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 102 – Plans & Elevations – Proposed; and~~
~~Drawing No. 104 – Block Plans – Existing and Proposed.~~

Plan Note

The following annotation referring to materials for the pitched roof on drawing No.102A is no longer relevant as this relates to the front extension, which has since been removed from the proposal:

MATERIALS

PITCHED ROOF - TILES TO MATCH EXISTING

This does not affect the determination of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20170303	Erection of a single storey front extension.	Permitted	10.05.2017

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).

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Three surrounding properties were consulted and one response was received. The consultation period expired on 13.02.23.

The representation raised concerns with the single storey front extension that was initially included as part of the application proposal and as such is not relevant to this amended application. Furthermore, there was no objection to the single storey rear extension.

Officer's Analysis

9 Harden Road is a two storey semi-detached property located south west of the highway.

Google Images



This application proposes the demolition of the existing shed located in the rear garden, the erection of a single storey rear extension and the installation of a new door and window in the flank elevation of the existing dwelling to serve a utility room.

Design, Character and Appearance

The development would create space for a new utility room and a larger kitchen and would have the following dimensions:

- Height 3.05m (3.57m including roof lantern)
- Width 6.57m
- Depth 3.15m

The extension is subservient to the existing dwelling and will be constructed with a flat roof. Proposed external materials for the development include; facing brickwork with white uPVC windows and doors to match the existing dwelling. It would be desirable for the windows of the extension to align better with the first floor windows of the existing dwelling, however, the development is to the rear and this will not impact the street scene.

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 these requirements. The RLG (2020) also sets out expected room sizes, and the new kitchen would exceed the requirements. Although utility room sizes are not specified within the guidance, 8.19sqm is considered to be ample space. Therefore, 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

A neighbour response was received, but raised no objection to the single storey rear extension. 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 new window and door proposed in the flank elevation facing No. 7 will be at ground floor level, and will serve a utility room, which is a non-habitable room. Furthermore, the plans show the extension will be single storey, modest in depth and height, with no fenestration in the flank elevations.

The application involves the demolition of the existing outbuilding, which is adjoined to the outbuilding of no. 7 Harden Road. The relevant notice has been served in relation to this in terms of ownership. The half of the outbuilding remaining for no. 7 Harden Road will form a barrier between the proposed extension, further limited any impact of the rear extension.

As indicated on Google images, there are existing extensions of a similar depths including at the adjoining property; number 11 Harden Road, and the extension will be set away from the shared boundary with 7 Harden Road by approximately 0.87m.

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

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.

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

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
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Signed:	L Hankin	Signed:	
Dated:	8th March 2023	Dated:	10 March 2023