

Delegated Report

Householder Planning Application

Planning Application No: 20230624

Location: 100 Beaumont Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Onkar Singh

Site Visit Date: 27.07.23

Submitted Documents/Plans

Application Form;
Drawing No. 100BD/A3/01 – Ground Floor Plan as Existing with Site Location Plan;
Drawing No. 100BD/A3/02 – Ground Floor Plan as Proposed;
Drawing No. 100BD/A3/03 – Elevations as Existing;
Drawing No. 100BD/A3/04 – Elevations Rear and Side as Proposed;
Drawing No. 100BD/A3/05 – Block Plan as Existing;
Drawing No. 100BD/A3/06 – Block Plan as Proposed.

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

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 received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 29.06.23 and one representation was received objecting to the proposal. The concerns raised have been summarised below:

- Concerns regarding the small gap between the wall and the neighbouring conservatory:
 - How is the new brickwork to be pointed?
 - The brickwork needs to be finished so it is aesthetically pleasing.
 - How will future repairs be carried out as the window frames are externally glazed
- Party Wall Requirements – I assume this will be checked and met by No.100.
- The depth of the extension will reduce light.
- Overall, not against the proposal but seek answers to the above and reassurance that all regulations are met and adhered to.

The above concerns raise both material and non-material planning considerations. Non-material planning considerations such as the pointing of brickwork, the possibility of future repairs and Party Wall Requirements fall outside the planning remit for this application and would need to be dealt with by the relevant parties/landowners.

The scale and appearance of the extension shall be assessed in the Design, Character and Appearance section of this report, and impact on light to neighbouring properties shall be assessed within the neighbouring amenity section of this report.

Officer's Analysis

100 Beaumont Drive is a two storey mid terraced property located to the west of Beaumont Drive.



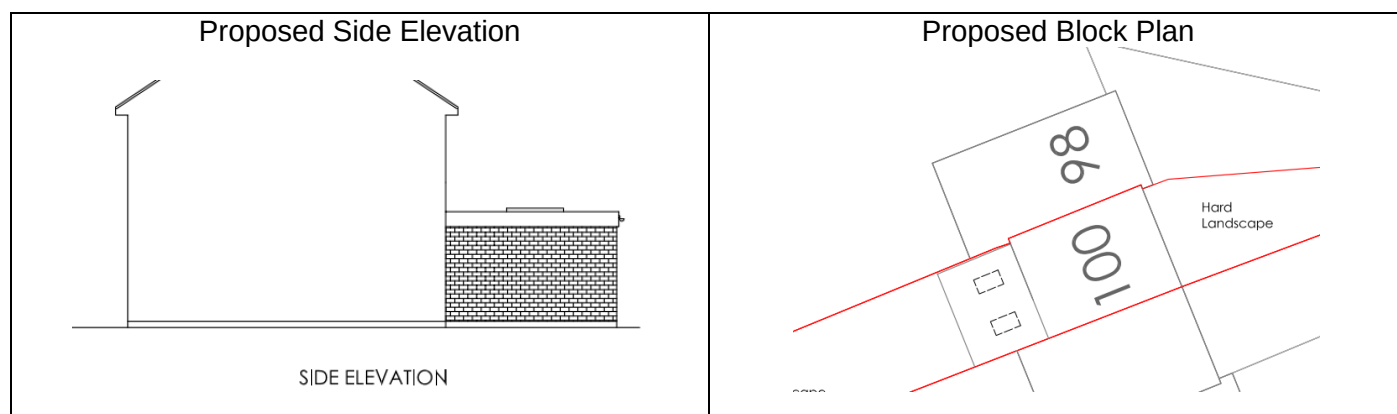
This application proposes the demolition of the existing single storey rear extension and the erection of a new single storey rear extension.

Proposed Development

The extension would create space for internal alterations including an enlarged kitchen area, shower room and cupboard space, and would result in the loss of the existing utility room.

The extension would have the following dimensions:

- Height 2.92 (including roof lights)
- Depth 4.20m
- Width 5.48m



Design, Character and Appearance

The extension would have a flat roof and would be constructed using appropriate external materials including brickwork to match the existing dwelling. The external materials can be secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would span almost the entire width of the rear elevation of the dwelling and have a depth of 4.00m. However, it would be modest in height and a similar extension 3.00m in depth could be constructed without the benefit of planning permission, under permitted development rights. Overall, the development is considered subservient to the existing dwelling and would not be visible from any public vantage point nor have any impact on the character and appearance of 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 confirms the resultant garden space would comply with the requirements. The RLG (2020) also sets out expected room sizes and the kitchen complies with the space requirement. It is noted that the shower room and dining room would not benefit from an external opening, which is not ideal in terms of the provision of natural light, however this is not sufficient grounds to refuse the application. In addition, the guidance requires a bathroom/w.c. to have a minimum floor area of 3.60sqm, which the proposed shower room falls below at 2.52sqm. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application. It is also not the main bathroom for the property. 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

As aforementioned in this report, one neighbour response was received during the consultation process. The development has been assessed in terms of neighbouring amenity below.

The extension is single storey, modest in height with no fenestration proposed in the flank elevations. In addition, both directly adjacent properties have an existing rear extension/conservatory and a high level wall/fence runs along both shared boundaries. While the proposed extension is deeper than the extensions on the adjoining properties, due to the modest height, the extension is not considered to result in a detrimental loss of light. Therefore, the extension hereby proposed is not considered to detrimentally impact on the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or cause a sense of enclosure.

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).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Contamination

The site lies within the Northfleet Power Station Historic Landfill Site area. Therefore, if permission were to be forthcoming then the approval would be subject to a watching brief condition.

Highways and Parking

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

Conclusion

The proposed single storey rear extension would be constructed using acceptable external materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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:	2 nd August 2023	Dated:	03 August 2023