

Delegated Report

Householder Planning Application

Planning Application No: 20240643

Location: 4 Colyer Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension incorporating rooflights and demolition of existing attached outbuilding.

Applicant: Mr N Nicholls

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/07/2024;
Drawing Number PA_24_029_001 (Floor Plans and Elevations – Existing);
Drawing Number PA_24_029_002 (Floor Plans and Elevations – Proposed); and
Drawing Number PA_24_029_003 (Block Plan – Existing and Proposed with OS Plan).

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development

- Section 12 – Achieving well-designed and beautiful 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).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period ended on 7th August 2024.

Officer's Analysis

Design, Character and Appearance

4 Colyer Road is a semi detached dwellinghouse located on the Western side of the highway. The frontage to the property consists of a mix of hedging and hard standing. There is an outbuilding to the rear of the garden and a further outbuilding for storage to the rear elevation which the application looks to demolish.



The application proposes the demolition of the existing outbuilding to the rear elevation and the construction of a single storey rear extension with roof lights.

The single storey rear extension would have a shallow pitched roof at a maximum height of 3.92m and an eaves height of 2.6m.

It will extend beyond the rear elevation by a 2.45m and have a width of 6.57m.

The proposal will create space for an open plan kitchen / dining area and WC to the ground floor. There will be 2 no roof lights, bi-fold doors and a window to the rear elevation. The application also introduces a window to the existing flank elevation, serving the newly formed WC. This will be required to be obscure glazed to Pilkington Level 3 or above and will be conditioned to do so. The extension will be constructed with a rendered finish and UPVC windows and doors to match the existing dwelling.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m².

Post development, the garden would have an area of approx. 86.64m² and a depth of 14.91m and is therefore is considered to be in accordance with the guidelines.

Furthermore, all proposed rooms are in accordance with those set out within the Residential Guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application proposes a windows to the existing flank elevation, fronting neighbouring property know as 6 Colyer Road. The window will serve the newly formed WC which is not considered to be a habitable rooms and does not face any neighbouring windows or private amenity space.

Due to it's modest height and existing boundary treatments, the development will not have a detrimental impact on the amenity of neighbouring properties in terms of, outlook and is unlikely to affect any light received.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3 rd September 2024	Dated:	4th September 2024