



Delegated Report

Householder Planning Application

Planning Application No: 20240631

Location: 61 Milroy Avenue Northfleet Gravesend Kent

Description: Erection of a single storey ground floor rear extension.

Applicant: Mr Kamaljit Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/07/2024;
Drawing Number D06A (Block Plan as Existing);
Drawing Number D07 (Block Plan as Proposed);
Drawing Number D01 (Floor Plans as Existing);
Drawing Number D02 (Floor Plans as Proposed);
Drawing Number D04 (Elevations as Existing);
Drawing Number D05 (Elevations as Proposed);
Drawing Number D03 (Roof Plan as Existing and Proposed);
Drawing Number D06 (Section AA as Proposed);
Drawing Number D07A (Site Location Plan as Existing); and
Drawing Number D08 (Site Location Plan as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240404	Demolition of front wall, creation of vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway	Permitted	26.06.2024
20230952	Erection of a single storey ground floor rear extension, two storey side and part first floor rear extension.	Permitted	07.11.2023
20230950	Application for a Lawful Development Certificate in respect of the proposed outbuilding in the rear garden to form a gymnasium	Certificate Granted	31.10.2023
20230951	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.20 metres and eaves height of 3.00 metres	Refused	18.10.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

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 comments received

Neighbouring properties

7 surrounding properties were consulted and a site notice was displayed on 22.07.2024. No representations were received and the consultation period ended on 30.08.2024.

Officer's Analysis

Design, Character and Appearance

61 Milroy Avenue is a two storey terraced dwellinghouse located on the Eastern side of the highway. The property is soft landscaped to the frontage with vehicular access to the rear.



The application proposes the erection of a single storey rear extension which would increase the depth of the previously proposed rear extension (application 20230952) from 3.6m to 5m.



The rear extension will have a flat roof at the height of 3m. It will extend beyond the rear wall by 5m and have a width of 7.6m.

The proposal will create space for an extended kitchen / dining area. There will be bifold doors and a window to the rear and a roof lantern. It will have a rendered finish to match the existing.

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

Amenity of Future Occupiers

Post development and inclusive of the outbuilding permitted under application 20230950, the garden measures a depth of approx. 17m and a useable area of 170.94m².

As such, the proposal 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 places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. The proposal is not excessive in size and is not considered to result in any significant overshadowing for the neighbouring properties.

Overall, the proposed development 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 places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

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

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:	3rd September 2024