

Delegated Report

Householder Planning Application

Planning Application No: 20231228

Location: 27 Mitchell Avenue Northfleet Gravesend Kent

Description: Erection of single storey rear extension and erection of a outbuilding.

Applicant: Mr George

Site Visit Date: 12.01.2024

Submitted Documents/Plans

- Application Form
- Proposed Block Plans
- Site Location Map
- Existing Elevations
- Existing Floor Plans/Roof Plan
- Proposed Outbuilding Floor Plan/Roof Plan
- Proposed Outbuilding Elevations
- Proposed Elevations
- Proposed Floor Plans

Superseded

- Proposed Floor Plans

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 10.01.2024 and no comments were received.

Analysis

Procedural Matters

The proposal has some anomalies regarding the existing fenestration. The existing plans do not show any window or door openings in the flank elevation; however the existing elevations do show a single window at ground floor level in the flank elevation.

A site visit was carried out which showed a window at both ground floor and first floor levels in the flank elevations of the host property. It was noted that both windows were obscure glazed.

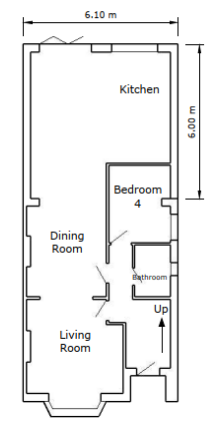


Background

The original proposal sought to create a fourth bedroom at ground floor level however the agent revised the plans to change the use of the room to a study as there were concerns regarding outlook and privacy had the room been used as a bedroom.

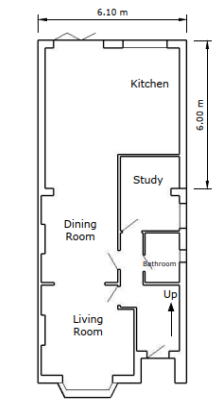
Original Proposal

Ground Floor Plan



Revised Proposal

Ground Floor Plan



Proposal

The proposal seeks to erect a single storey rear extension and an outbuilding.

Existing

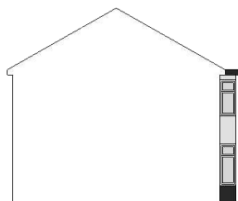
East Elevation (Principle)



West Elevation



South Elevation



Proposed

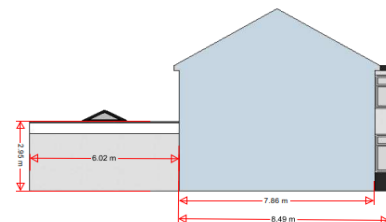
East Elevation (Principle)



West Elevation



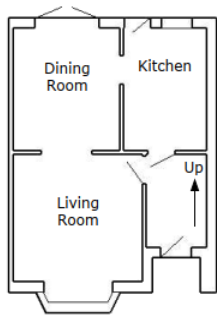
South Elevation



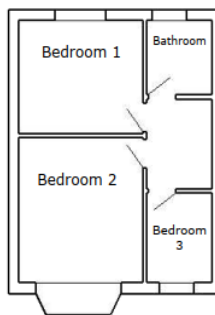
North Elevation



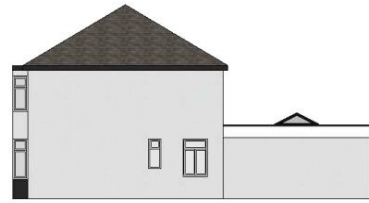
Ground Floor Plan



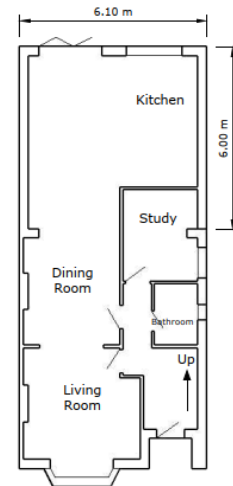
First Floor Plan



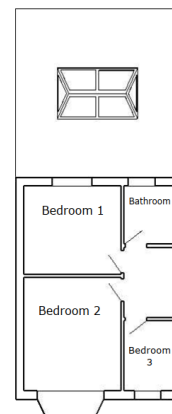
North Elevation



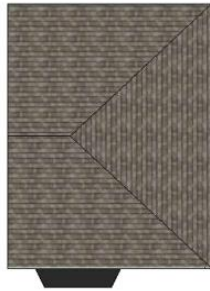
Ground Floor Plan



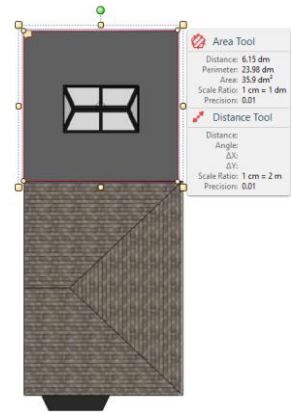
First Floor Plan



Roof Plan

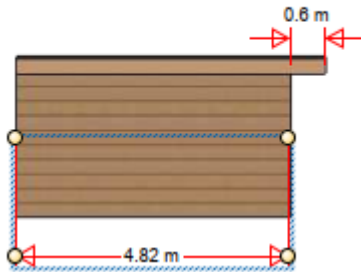


Roof Plan

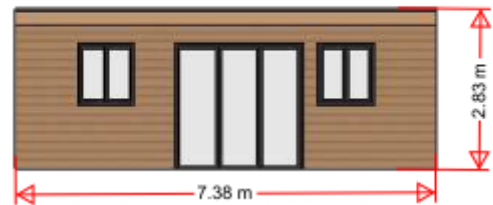


Outbuilding Plans/Elevations

South Elevation



East Elevation (Principle)



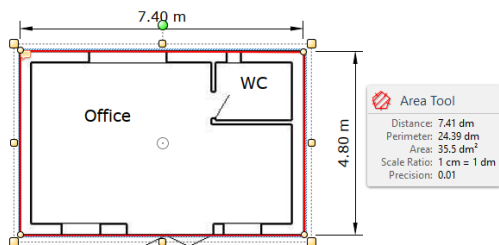
North Elevation



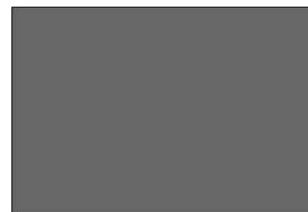
West Elevation



Ground Floor Plan



Roof Plan



Proposed Block Plan



Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has a hard paved front garden and a garage located to the side of the property which can be accessed via a shared driveway which is served by a dropped kerb, however there appears to be a fence erected in which case the garage is most likely only used for storage.



The proposal seeks to erect a single storey rear extension which will have a depth of 6.0m, span the entire width of the host dwelling and an overall height of 3.4m inclusive of the roof lantern. The depth of the original house is some 8.49m. The Council's adopted design guidance states that the depth of a single storey rear extension should not dominate the depth of the original house.

This case requires careful consideration as the proposed extension could constitute permitted development under the prior approval route which allows for a single storey rear extension with a maximum depth of 6m to be constructed without the benefit of planning permission.

Furthermore, it is noted the neighbouring property known as 29 Mitchell Avenue has planning permission for the erection of a 5m deep single storey rear extension in place.

The extension would be used as a kitchen area and a partial section would serve a study. The extension will include a window and a door opening in the rear elevation to allow for views and access into the garden. The extension will be constructed using render to match the host dwelling and so in terms of design the extension whilst large is considered acceptably designed.

The proposal also seeks the erection of a detached outbuilding which will be located to the rear of the plot. The outbuilding will be finished with Cedral cladding which is acceptable. It will be used as an office area. It should be noted that such an outbuilding may be permitted development and could possibly be constructed without the benefit of planning permission. The proposed outbuilding will be contained within the boundary so there are no concerns relating to encroachment.

The proposed single storey rear extension and outbuilding are considered to be appropriately designed and in accordance with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed study will be served by a window in the flank elevation which will offer views of the side wall of 29 Mitchell Avenue. As this is classed as a secondary living space it is not considered there would be any material impacts on amenity of future occupiers.

Post development there would be a garden area of approx. 81sqm which is compliant with Council's adopted Technical standards for a three bedroom property:

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 proposal is considered acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed extension will not include any window or door openings in the flank elevations and so it is not liable to impact neighbouring privacy however a condition will be imposed to prevent any further openings from being created. The window serving the bathroom in the flank elevation of the main dwelling will be conditioned to ensure it is top hung and obscure glazed.

In terms of the light and outlook, the property known as No 29 Mitchell Avenue is set away and is not liable to experience any meaningful overshadowing or loss of light. Furthermore, this property has planning consent for a 5m single storey extension.

The adjoining property known as 25 Mitchell Avenue would not experience any loss of light due to the path of the sun. Whilst the extension is large it is not excessive in terms of height and so on balance there would not be any meaningful loss of outlook.

The proposed outbuilding does not propose windows in the flank elevations; however, this will be conditioned to ensure no other fenestration other than what has been approved is created. The window serving the w/c will be conditioned so that it is obscure glazed, and top hung. The fenestration in the rear elevation will look directly towards the bowling green however this is not a habitable location and so there is no loss of privacy to this area, especially when considering the outbuilding will be used as an office.

A further condition will be imposed on the outbuilding to ensure it is used as an outbuilding incidental to the host dwelling as any other use could impinge on neighbouring amenities.

The proposal is considered to adequately safeguard neighbouring amenity.

Parking and Highways

The proposal will not increase the onsite parking requirement.



Mitchell Avenue does not have any parking restrictions and there is also on street parking available. The proposal is compliant with SPG4 - KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18/01/2024	Dated:	23rd January 2024