

Delegated Report

Householder Planning Application

Planning Application No: 20230133

Location: 2 Danes Close Northfleet Gravesend Kent

Description: Erection of a single storey rear extension and front porch

Applicant: Miss Mila Mckerell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/02/23;
Drawing Number 230212 – 11 (Elevations – Existing);
Drawing Number 230212 – 30 (OS Plan – Existing and Proposed with Block Plan – Existing);
Drawing Number 230212 – 10 (Floor and Roof Plan – Existing);
Drawing Number 230212 – 20 (Floor Plan and Roof Plan – Proposed); and
Drawing Number 230212 – 21 (Elevations – Proposed).

Relevant Planning History

No relevant history

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)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways

I have no highway objections, the paved front garden with its extended carriage crossover, provides more than adequate car parking. However, SPG4 does require a cycle parking space for the extra bedroom, which could potentially be in the garage.

Neighbouring properties

9 surrounding properties were consulted and no responses were received. The consultation period expired on 14th March 2023.

Officer's Analysis

Design, Character and Appearance

2 Danes Close is a semi-detached bungalow located on the Western side of the highway. The property has block paving to the frontage for vehicular parking with detached garage.



The application proposes the erection of a single storey rear extension and front porch.

The application for single storey rear extension will look to replace the existing conservatory. The extension

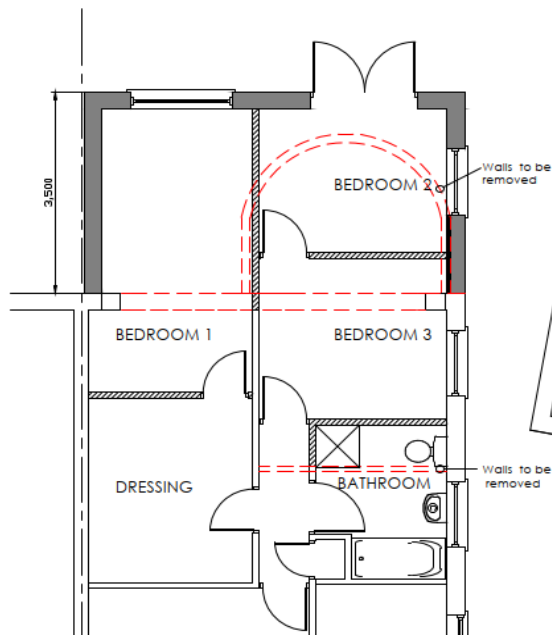
will have a flat roof at a height of 2.74m. It will extend beyond the rear wall by 3.7m and have a width of 6.4m.

Google Earth Image



The extension will create space for a third bedroom. There will be a window and set of doors to the rear elevation, leading to the garden and two additional windows to the northern side elevation serving two bedrooms. It will be constructed using matching materials to the main dwelling with a brick finish.

It is noted from the proposed plans that there is no independent access to bedroom 2, which can only be reached via bedroom 3, as shown below:



Whilst this internal layout is not ideal, it is the preference of the applicant, as confirmed by the agent via telephone conversation.

The proposed rear extension is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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) (2021).

The proposed front porch will have a width of 2.6m and a projection of 2.8m. It will be constructed with a pitched roof which measures a maximum height of 3.5m. There is an additional window to the front elevation and it will be constructed using brick and tiles to match the original dwelling.

Therefore, the proposed porch is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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) (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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) (2021).

Amenity of Future Occupiers

The proposed rear extension will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a three-bedroom property with a depth of 12.43m and an area of approx. 121.78m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The proposed front porch will not detrimentally affect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

Overall, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The application proposes two windows to the side elevation fronting neighbouring property known as 3 Danes Close. The proposed windows look to serve two bedrooms, which are considered to be habitable rooms. However, due to the presence of garages to both 2 and 3 Danes Close and additional boundary treatment, the windows are not deemed to have any detrimental impact on this property in terms of loss of privacy for neighbouring properties.

Google Earth Image



Furthermore, due to its modest height, the proposed extension will not have any detrimental impact on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. Therefore, the application complies with the objectives of Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

No neighbour representations have been received.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Highways and Parking

There are no parking issues with this application as the front driveway is already fully hard paved with sufficient space for multiple cars. There is also a garage which would accommodate cycle storage. The parking provision for the property is satisfactory.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have no harm to the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	11th April 2023	Dated:	11 April 2023