



Delegated Report

Householder Planning Application

Planning Application No: 20240561

Location: 5 Mulberry Road Northfleet Gravesend Kent

Description: Demolition of existing outbuilding and erection of single storey side and rear extension.

Applicant: Mrs Surinder Kaur Pabial

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: PL/5MR/SD104 (Existing Site Plan)
- Drawing No: PL/5MR/SD105 (Proposed Site Plan)
- Drawing No: PL/5MR/SD100 (Existing Plans)
- Drawing No: PL/5MR/SD101 (Existing Elevation)
- Drawing No: PL/5MR/SD102 (Proposed Plans)
- Drawing No: PL/5MR/SD103 (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230689	Erection of a single storey side and rear extension.	Refused	18.09.2023
20070733	Conversion of existing integral garage into a bedroom and shower room/wc and construction of access ramp at the front.	Permitted	17.09.2007
20040987	Conversion of rear part of garage into a shower room/w.c.	Permitted	01.12.2004
19980287	Erection of first floor side extension to form a bedroom.	Permitted	23.06.1998
19840953	Erection of two storey side extension to form enlarged kitchen with playroom over	Permitted	18.01.1985

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 (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)
- SPD4 – Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 17.07.2024 and one representation was received.

The main points raised were:

- The electric roof light will be situated close to bedroom boundary line cavity wall
- Roof space is narrow
- Concerned about Rain water and roof Lead flashing chest into our cavity wall and Break pointing
- Ongoing noise disturbance from application site
- Height of flat brick wall is tall and concern about impact on light and privacy into habitable rooms of neighbouring property
- Concerns about proximity to boundary cavity wall
- Loss of property value
- Extended previously
- Previous works not carried out to plan
- Impact of extension on mental health

Some of the issues raised are not material planning considerations and so will not form part of the decision making process. All boundary issues are civil matters, drainage matters are related to building control for which an informative will be included should permission be forthcoming. All concerns surrounding noise nuisance should be reported to the environmental protection team, however an informative around construction hours would be included as an informative in the event permission is granted.

Analysis

Procedural Matters

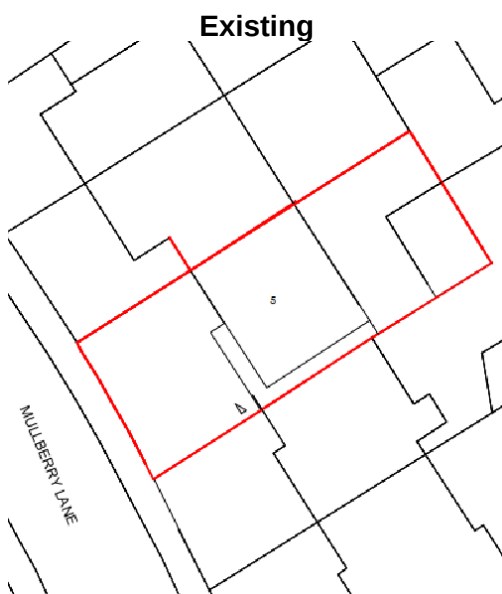
It is noted that the road is annotated as Mulberry Lane on the submitted plans, this should be Mulberry

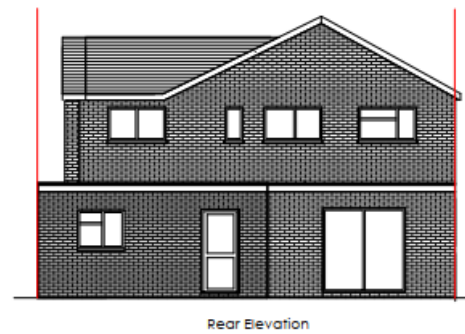
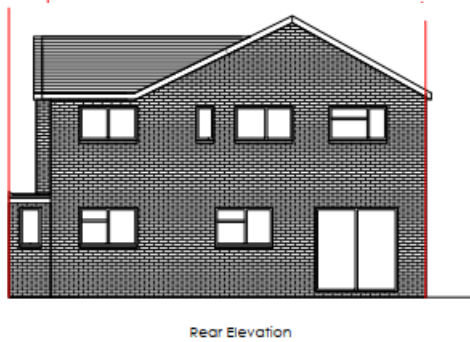
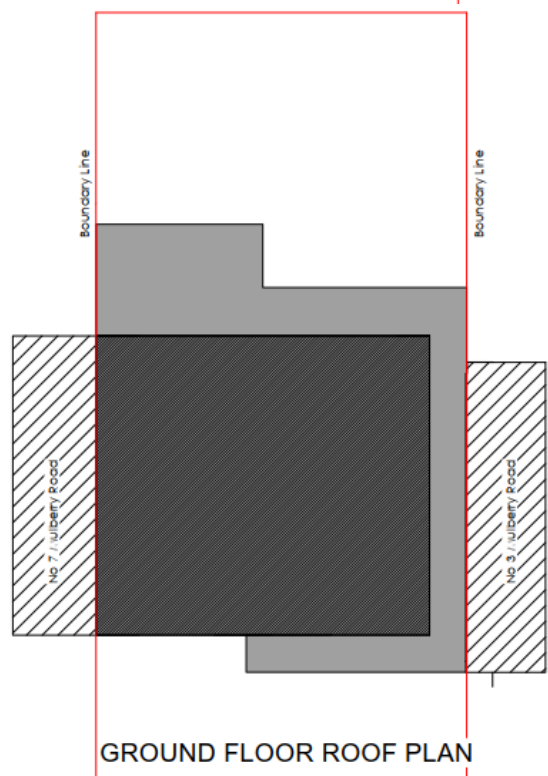
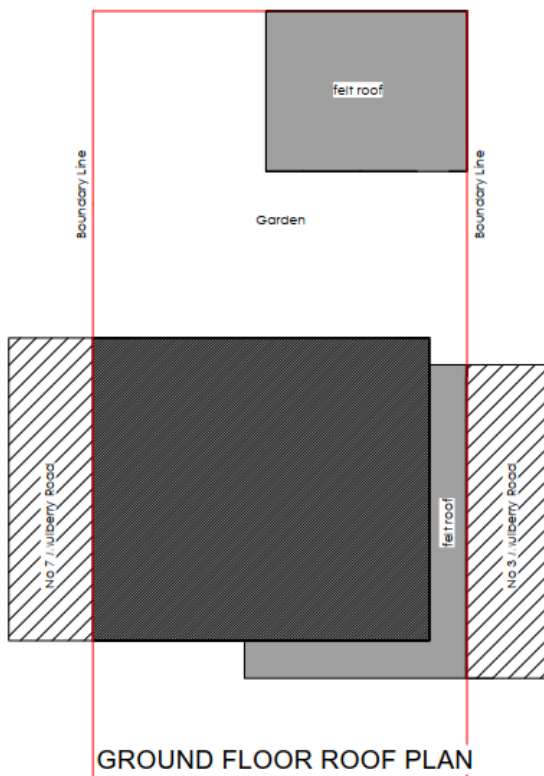
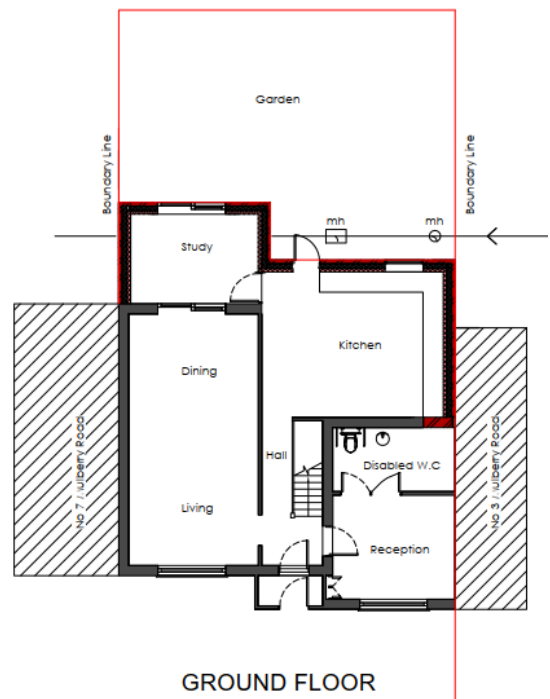
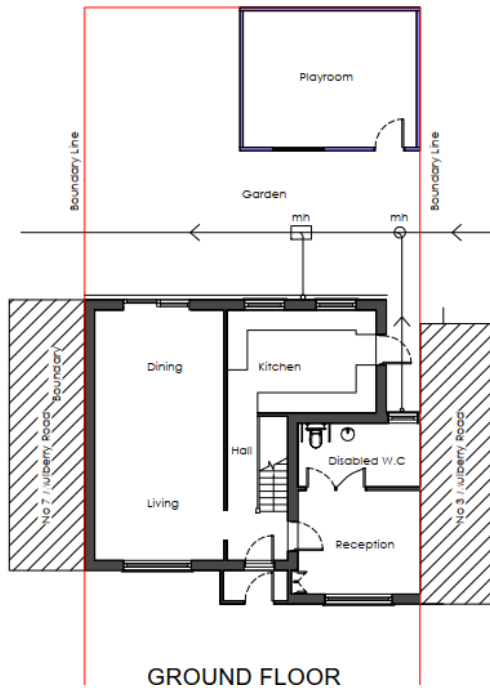
Road.

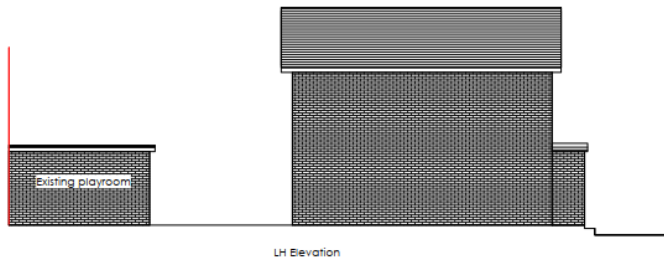


Proposal

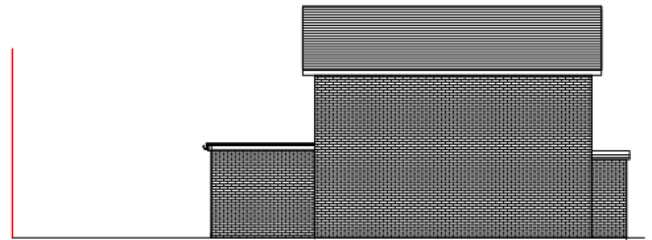
The proposal seeks the demolition of an outbuilding and erection of a single storey flat roof extension which will wrap around the side and rear of the property.







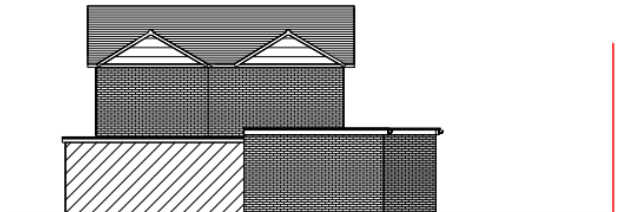
LH Elevation



LH Elevation



RH Elevation



RH Elevation

Background

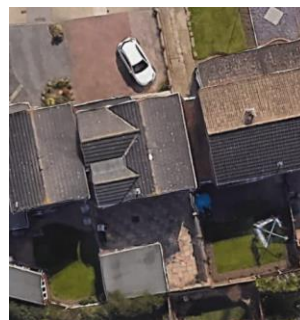
The current proposal is the exact same proposal, which was refused under reference 20230689, the only difference to this proposal is the outbuilding shall be demolished.

As this is a resubmission of 20230689 it will be necessary to ascertain whether the previous reason for refusal as stated below has been overcome.

The proposed extension is considered to be overdevelopment of the site by virtue of the substandard private amenity space resulting in a proposal which fails to safeguard the amenity of future occupants and is contrary to Policy CS19 of the Local Plan Core Strategy 2014, the requirements of the SPG2 Residential Layout Guidelines (2020) and paragraph 130f of the National Planning Policy Framework 2023.

Character and Appearance

The application site is a two storey link detached dwelling. The property has been previously extended with the most notable extension being a first floor side extension, there has also been an integral garage conversion and an outbuilding has been erected in the rear garden – which is set to be demolished under this proposal.



Below image taken from site visit in September 2023;



The proposed extension will wrap around the rear and side and at its furthest will project 3m from the rear elevation. Whilst the proposed extensions are not excessive in isolation, in this instance consideration has to be given to the previous extensions and the impact of the incremental increases to the original dwelling.

Gravesham's adopted design guidance states that extensions should be subservient and of an appropriate scale to the original dwelling. In this instance the original dwelling as built was approx. 63qm, post development the house would be approx. 106sqm. The property has been extended significantly previously, but this is not a reason in isolation, to restrict development further at the property.

The proposed extension is designed with a flat roof and due to its siting, it will not be visible from a public vantage point and so there is not concerns relating to the impact of the development on the wider streetscene. It is also modest in size.

The proposed development is acceptable in terms of Policy CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alteration and Extensions Guidance (2021).

Amenity of Future Occupiers

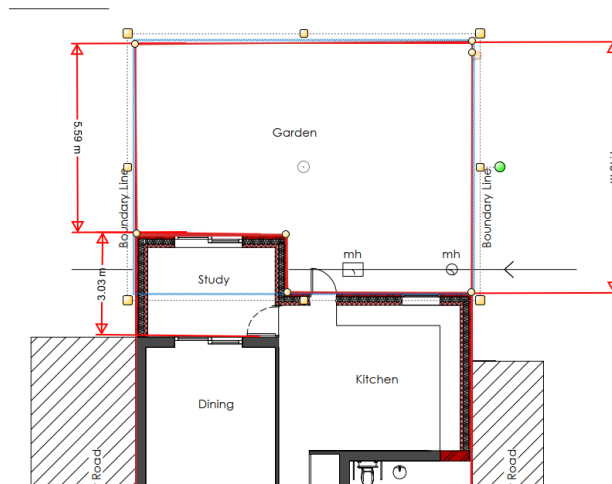
The current application needs to consider that on this occasion the outbuilding will be demolished as part of the proposal which will increase the resultant garden space. It is necessary to ascertain whether the resultant garden space will be sufficient under the revised proposal.

Below is an extract from SPG2 – Residential Layout Guidelines (2020)

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 extensions permitted under application 19980287 show the extension granted has increased the property size to at least 4 bedrooms and as such the minimum garden area should be 100m² which is the starting point for the application. As mentioned at the beginning of the report, the substandard garden was the previous ground of refusal.

In order to address the previous ground of refusal, the existing outbuilding will be demolished in order to increase the usable garden area. The existing garden area with the outbuilding still in existence, is currently 59.7m². The resultant garden space post development (with the outbuilding demolished) would be approx.. 65.59sqm. This is still below the requirements of the council's technical standards for a four bedroom dwelling and furthermore the minimum distance from the extension to the rear wall of the garden is 5.5m and 7.4m respectively which again is substandard against the Residential Layout Guidelines (2020).



However, this has to be balanced against the impact on future occupiers when compared to the existing situation. As the current garden area is 59.7sqm, the removal of the outbuilding and erection of the side/rear extension would in fact result in an increased garden area of 5.89sqm (being 65.59m² in total). So whilst the scheme does not comply with the external amenity space requirements under SPG2 – Residential Layout Guidelines (2020), which would require an area of 100sqm for a 4 bedroom property, this substandard size would not be as a result of the development proposed by this scheme, which actually represents an improvement in terms of external spacing than is currently provided. Also no additional bedrooms are proposed as a result of the application. As such, given the garden area will be larger than currently exists, it would be unreasonable to refuse the scheme for this reason.

On balance, whilst the proposed scheme would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020) in terms of strict adherence to the minimum garden area, it would in fact enlarge the garden area, bringing the external amenity space closer to the required spacing than the current situation provides. On balance, the scheme would comply with SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135(f) of the National Planning Policy Framework 2023 as it would improve the external amenity space for future occupiers. The previous ground of refusal has therefore been overcome.

Neighbouring Amenity

The proposed extension is not excessive in terms of height and scale. It is acknowledged that the extension will be built on the boundary shared with neighbouring property known as No. 3 Mulberry Road and there may be an element of overshadowing, however the height of extension would not considerably impact light and outlook to this property to the point where a refusal is warranted.

The neighbouring property known as No.7 Mulberry Road would equally not suffer from a loss of light or outlook.

Although there is minimal distance between the rear elevation of the application property and Oaklands Road, due to the modest nature of the extension and it being single storey, the overlooking impact is considered minimal. The proposal also creates non habitable spaces, being a study and kitchen. No representations have been received from properties to the rear.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposed development will not alter the existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposed development is recommended for approval.

The proposed extension combined with the demolition of the existing outbuilding, is considered to have overcome the previous ground of refusal. While the garden is technically still substandard, the demolition of the existing outbuilding results in a larger garden area being provided than currently exists. The proposal is well designed and modest in size. It safeguards the amenity of future occupiers and neighbour residents in terms of overshadowing and privacy. The application is therefore considered to comply with Policy CS19 of the Local Plan Core Strategy 2014, the requirements of the SPG2 Residential Layout Guidelines (2020) and paragraph 135 (f) of the National Planning Policy Framework 2023.

(For detailed reasons for refusals and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19.08.2024	Dated:	19 August 2024