



Delegated Report

Householder Planning Application

Planning Application No: 20230952

Location: 61 Milroy Avenue Northfleet Gravesend Kent

Description: Erection of a single storey ground floor rear extension, two storey side and part first floor rear extension.

Applicant: Mr Kamaljit Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/09/2023;
OS Plan – Received 12/09/2023;
Drawing Number 06A (Block Plan – Existing);
Drawing Number D01 (Floor Plans – Existing);
Drawing Number D02 (Floor Plans – Proposed);
Drawing Number D03 (Roof Plans – Existing and Proposed);
Drawing Number D04 (Elevations – Existing);
Drawing Number D05 (Elevations – Proposed);
Drawing Number D06 (Section AA – Proposed); and
Drawing Number D07 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
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.	Prior Approval is Required and 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)

- 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 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);

Consultations, Publicity and Representations

Consultees

GBC Highways

The difference in parking requirements between a three and four bedroom property in a suburban location is half a space, something that would be difficult to justify at appeal unless there is significant under provision of on street parking, which Google Street View does not support. But as this is only a snapshot of the situation, the residents would be able to provide more information if they object on the grounds of parking.

However, a secure cycle parking space is required as a result of the additional bedroom. This should not be in the garage, unless it is proven there is adequate space, and the garage is readily accessible. (There is some doubt as the access is gated)



Neighbouring properties

7 surrounding properties were consulted and a site notice was displayed on 27th September 2023.

One response was received which raised concerns with the impact the works would have on surrounding properties when carried out. This is considered to be a non-material planning consideration and is therefore not covered in this report.

Officer's Analysis

Design, Character and Appearance

61 Milroy Avenue is a two storey semi-detached dwellinghouse located on the Eastern side of the highway. The property is soft landscaped to the frontage with vehicular access to the rear. There is a lean-to structure and outbuilding to the rear garden which will be demolished as part of the application.



The application proposes the erection of a single storey ground floor rear extension, two storey side and part first floor rear extension.

Single Storey Rear Extension

The single storey rear extension will have a flat roof at the height of 3m. It will extend beyond the rear wall

by 3.6m 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).

Two Storey Side Extension

The proposed two storey side extension looks to create space for a playroom, bathroom and larger kitchen / dining area to the ground floor and for a larger third bedroom and additional fourth bedroom with en-suite to the first floor.

The extension will have a pitched roof to match the existing. It will be set down from the host roof by 0.7m and set back from the front elevation by 0.5m. The extension will project approx 1.72m from the existing flank elevation, and span approx 10.35m across. There will be an additional window to the front elevation at the first floor to serve the bedroom and an additional window at to the ground floor to serve the playroom. There are no proposed windows to the flank elevation. The proposed extension will be built with materials to match the existing house.

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) (2023).

Part First Floor Rear Extension

The part first floor rear extension will have a shallow pitch roof at a maximum height of 6.6m and an eaves height of 5.4m. It will extend beyond the rear wall by 3m and have a width of 4.8m.

The proposal will create space for an extended bedroom with en-suite. There will be two windows to the rear elevation, serving the bedroom and en-suite, which will be obscure glazed. It will have a rendered finish to match the existing.

The part first floor 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).

Overall, the single storey ground floor rear extension, two storey side and part first floor rear extension 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

The application proposes to increase the number of bedrooms at the property from three to four. Gravesham's Residential Layout Guidelines (RLG) (2020) state that a 4-bedroom property should have a minimum depth of 10m and useable area of 100m².

Post development and inclusive of the outbuilding permitted under application 20230950, the garden

measures a depth of approx. 19.01m and a useable area of 167.14m².

All proposed room sizes are compliant with the requirement of SPG2 – Residential Layout Guidelines (2020).

As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the 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 proposed part first floor rear extension is set away from neighbouring property known as 59 Milroy Avenue. Therefore, in terms of loss of light, 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 (LPCS) and Section 12 with the 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:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	6 th November 2023	Dated:	07 November 2023