

Delegated Report

Householder Planning Application

Planning Application No: 20230965

Location: 65 St Marks Avenue Northfleet Gravesend Kent

Description: Demolition of the existing rear extension and erection of a single storey rear extension.

Applicant: Mr Pawan Singh Jammu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
OS Plan (received on 15.09.23);
Drawing No. 2308-001 – Ground Floor Plan – Existing;
Drawing No. 2308-002 – First Floor Plan – Existing;
Drawing No. 2308-003 – Elevations – Existing;
Drawing No. 2308-004 – Ground Floor Plan – Proposed;
Drawing No. 2308-005 – First Floor Plan – Proposed;
Drawing No. 2308-006 – Rear Elevation – Proposed;
Drawing No. 2308-007 – Side Elevation – Proposed;
Drawing No. 2308-008 - Side Elevation – Proposed; and
Drawing No. 2308-009 – Site Plan – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19800279	Erection of single storey rear extension to form enlarged kitchen	Permitted	24.06.1980

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 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC – Environmental Protection Team

No objection but the following conditions and informatives are recommended.

Watching Brief: The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition: Please apply to minimise any impact on nearby residential premises during the demolition and construction.

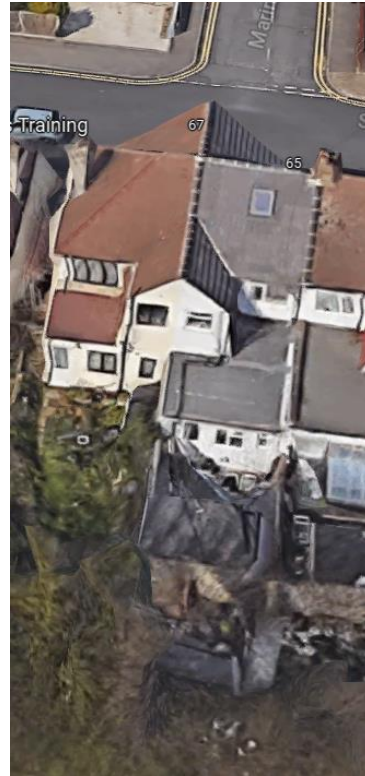
Smoke Control Informative: The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 28.09.23, no responses were received and the overall consultation period expired on 20.10.23.

Officer's Analysis

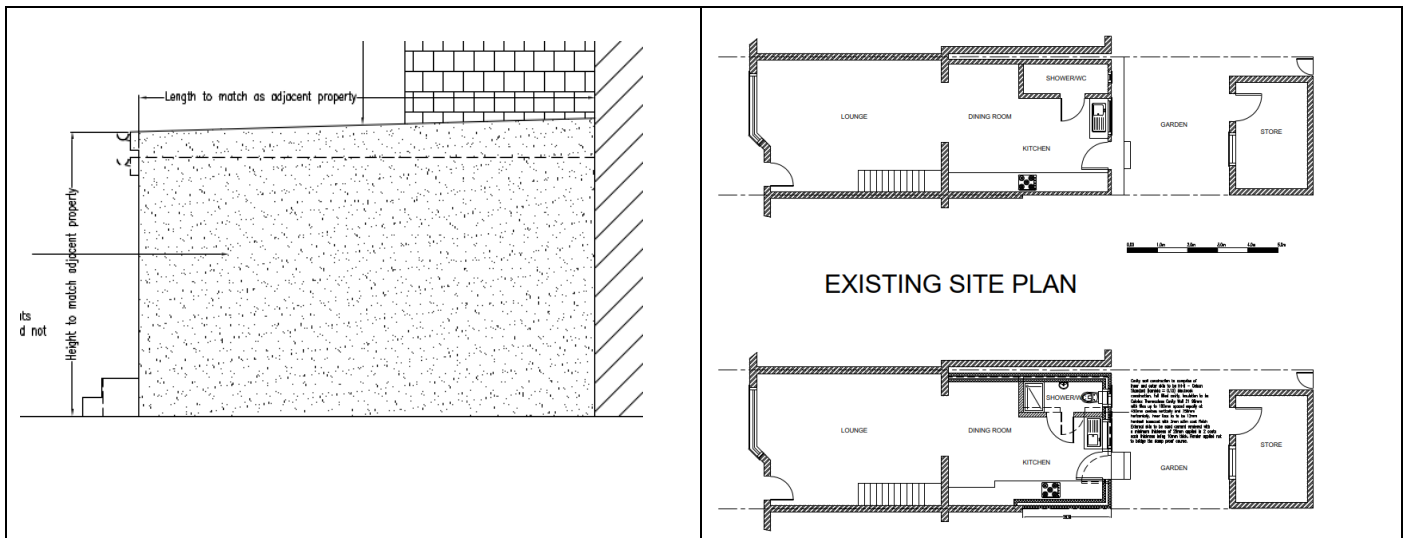
65 St Marks Avenue is a two storey mid terraced property located to the south east of the highway.



This application proposes the demolition of the existing single storey extension and erection of a replacement single storey rear extension.

Proposed development

The proposed extension would not be greater in depth or width than the existing extension, but would incorporate an increase in height from 2.90m to 3.30m (max). In addition, external steps would be constructed for access to and from the rear garden area.



The plans indicate the internal layout would remain the same.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

As aforementioned above, the proposed extension would not be greater in depth or width than the existing extension, but would incorporate an increase in height of 0.40m. It would be constructed with a flat roof and the external materials would match the existing. The development would not be visible from the public vantage point and therefore would have no impact on the street scene.

Overall, the proposal is considered to be in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

The internal layout and garden area would not change as a result of this proposal and therefore there is no conflict with policy or guidance in terms of future occupiers.

Neighbouring Amenity

No neighbour responses were received during the consultation process for this application, however neighbouring amenity is assessed below.

The extension incorporates an increase in height, however it is single storey, there is a similarly sized, existing extension at No. 63 and furthermore, the extension projects 2.93m from the rear outrigger of No. 67/No. 65. As such the proposed development is not considered to cause harm in terms of loss of light, loss of outlook or cause a sense of enclosure to neighbouring amenity in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns with regards to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Historic Landfill

The site lies within the Lennox Road and Northfleet Power Station historic landfill buffer zones. Gravesham Environmental Team raise no objection, however, advise the application to include a watching brief condition in case any contamination is encountered on site.

Conclusion

The proposed development would be constructed using acceptable external materials and is similar in scale to the existing extension. In addition, the proposal is not considered to detrimentally impact the amenity of future occupiers and neighbours, and would not impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	7 th November 2023	Dated:	07 November 2023