



Delegated Report

Application No: 20211029
Location: 3 Hall Road, Northfleet DA11 8AW
Description: Erection of a two storey rear extension.
Applicant: Mr Kashmir Singh
Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 August 2021.

Drawing no. 3HR/A3/03 (proposed first floor plan) received 13 August 2021.

Drawing no. 3HR/A3/02 (proposed ground floor plan) received 13 August 2021.

Drawing no. 3HR/A3/01 (existing plans) received 13 August 2021.

Drawing no. 3HR/A3/05 (existing and proposed block plans) received 13 August 2021.

Drawing no. 3HR/A3/04 (proposed side elevations) received 13 August 2021.

Relevant Planning History

20201292	Erection of a two storey rear extension.	PER	28.01.2021
20200976	Erection of a two storey rear extension.	REF	24.11.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) 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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Health and Safety Executive

No comment

Public Rights of Way (from previous application 20201292)

Thank you for the above application. Unfortunately I cannot see a right of way which would be affected by this development. As such I have no comments to make.

Highway Development Management Officer (from previous application 20201292)

Whilst this proposal may increase the number of bedrooms from 3 to 4, there is adequate parking provided in the front garden to comply with guidance of a minimum of two spaces.

Neighbouring properties

The application was advertised by site notice and individual letters to three properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the erection of a two storey rear extension. The extension will project approx. 2.6m to the rear at first floor and 3m at ground floor. The extension will be approx. 6.16m wide and will be approx. 7.1m high with a pitched roof. The extension will provide for a four bedroom and an en-suite bathroom.

The difference between this application and the previously approved application is an increase in depth of the ground floor extension by approx. 0.4m and an increase in width by approx. 0.5m

Character and Appearance

The street scene is characterised by two storey semi-detached properties, most with off road parking. The properties are similar but not uniform. The application site is a semi-detached

dwelling with off road parking to the front for two cars. The proposed extension will be located to the rear and therefore will not be visible from the front. However, due to its location on a corner, the extension will be visible from Springhead Road to the north and from neighbouring gardens.

The proposed extension, with a projection of approx. 2.6m is not large and is not considered to be out of scale with the original property. The increase in ground floor extension by approx. 0.4m will not be readily visible and will not have a significant impact on the character and appearance of the area. The hipped roof design at first floor will complement the dwelling

The proposals therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposed extension will result in the loss of some of the garden space for the future occupiers and the resultant garden space will not meet the Gravesham Residential Standards for a four bedroom property. However, the front box room cannot be reasonably considered as a bedroom for the purposes of these standards and therefore, on balance, the remaining garden area at approx. 60sqm is considered acceptable.

In terms of room size, the Gravesham Residential Standards require single bedrooms to be 6.5sqm and the proposed bedroom meets this requirement.

Neighbouring Amenity

Number 1 Hall Road is located to the west of the application site. This property has a single storey extension to the rear and two lean-tos to the side. There is a bathroom window at the first floor adjacent to the boundary with the application site. The proposed extension, due to the extent of projection and position adjacent to a non-habitable room window, will have no significant detrimental impact to this property in terms of loss of outlook, daylight or sunlight. No windows are proposed in the flank wall facing this property and therefore there will be no loss of privacy. Any flank windows would be required to be fitted with obscure glass or would require planning permission and therefore a condition to control this is not considered necessary.

No. 5 Hall Road is located to the east of the application site. This property is set further forward to the road than the application site and has a single storey rear extension. The proposed extension will not have any windows in the flank facing this dwelling. There will be windows in the rear elevation of the extension however there are already windows in the rear and any overlooking is mutual.

The proposed development meets the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 in terms of neighbouring amenity and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The driveway has space for two vehicles and therefore no objection is raised on highways grounds.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 11 October 2021	Dated: 11 th October 2021