

Delegated Report

Householder Planning Application

Planning Application No: 20231233

Location: 69 Hall Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension, reduction of existing garage and addition of new outbuilding.

Applicant: Mr Harbans Chhapyan

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application form
- Drawing No: 69HR/A3/03A (Existing/Proposed Side and Rear Elevations)
- Drawing No: 69HR/A3/01 (Site Location Map and Existing Ground Floor Plan)
- Drawing No: 69HR/A3/02 (Proposed Ground Floor Plan)
- Drawing No: 69HR/A3/04 (Proposed Outbuilding Plans and Elevations)
- Drawing No: 69HR/A3/05 (Existing Garage Plans/Elevations)
- Drawing No: 69HR/A3/06 (Proposed Garage Plans/Elevations)
- Drawing No: 69HR/A3/07 (Existing/Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19630327	Garage	Permitted	06.09.1963

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

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 places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

The applicant does not appear to have submitted adequate details regarding the provision of on site car parking and as such I can only recommend refusal.

Whilst the garage may not comply with modern design guidance it was provided as a parking space and as such the space either needs to be retained or replaced. The preferred option would be to remove the garage completely and extend the parking space backwards into the rear garden to retain a depth of 5 metres. Gates could be provided to secure the garden and the parking space.

It is noted that the driveway adjacent to the flank walls of the property which is shared with the neighbour has a width of some 3.3 metres and so is not suitable for parking a vehicle as it would obstruct access to the neighbour's garage. However, there appears to be sufficient space to park a vehicle immediately in front of the garage wholly within the property's boundary. This space would be removed by the extension and needs to be replaced, and if the cars are parked in tandem in the rear garden would prevent the greenhouse being installed.

A parking plan showing the provision of two parking spaces as defined by KCC SPG4 is required in the interests of nil detriment as a result of development.

Neighbouring properties

The application was advertised by way of letters to four surrounding properties. The consultation period expired on 10.01.2024 and no comments were received.

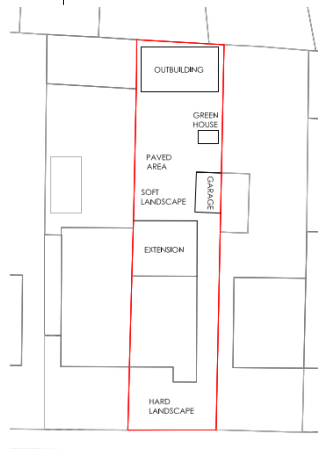
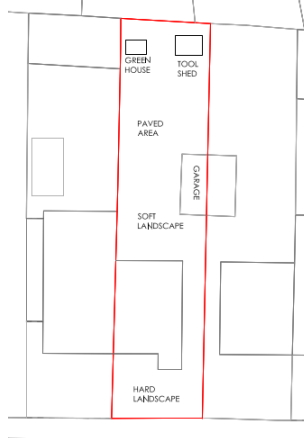
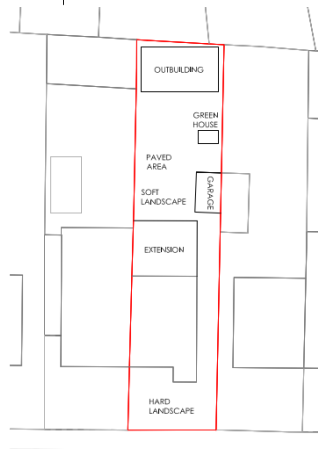
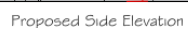
Analysis

Proposal

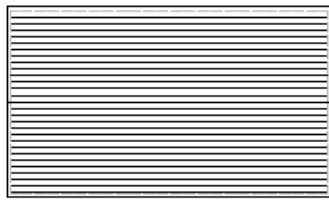
The proposal seeks to erect a single storey rear extension and reduce the depth of existing garage to facilitate these works and erect a single storey outbuilding.

Existing

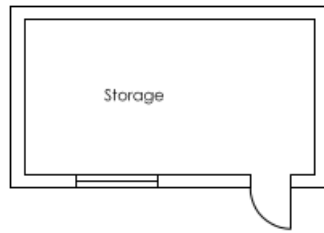
Proposed



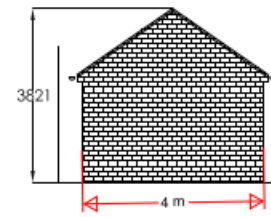
Page 3 of 7



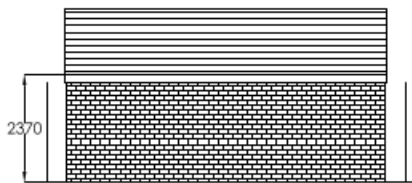
Roof Plan



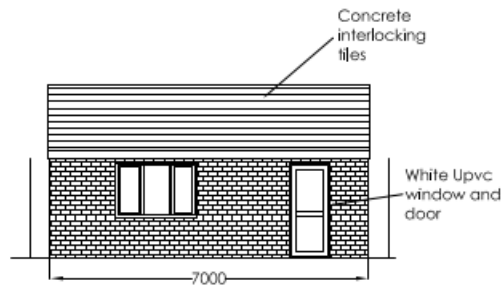
Floor Plan



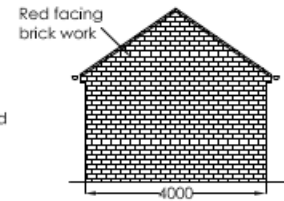
Side Elevation



Rear Elevation

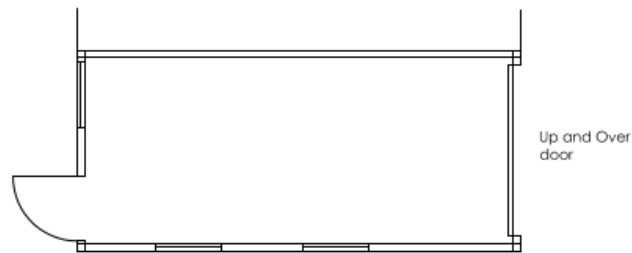


Front Elevation

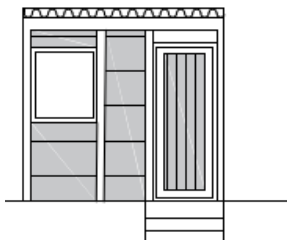


Side Elevation

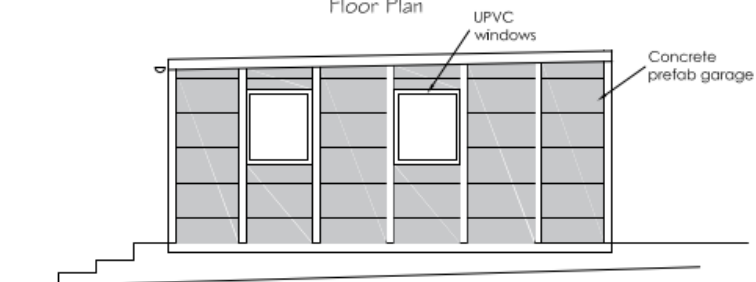
Existing Garage



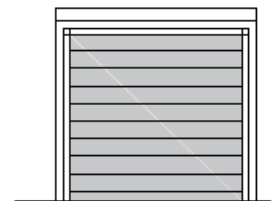
Floor Plan



Rear Elevation

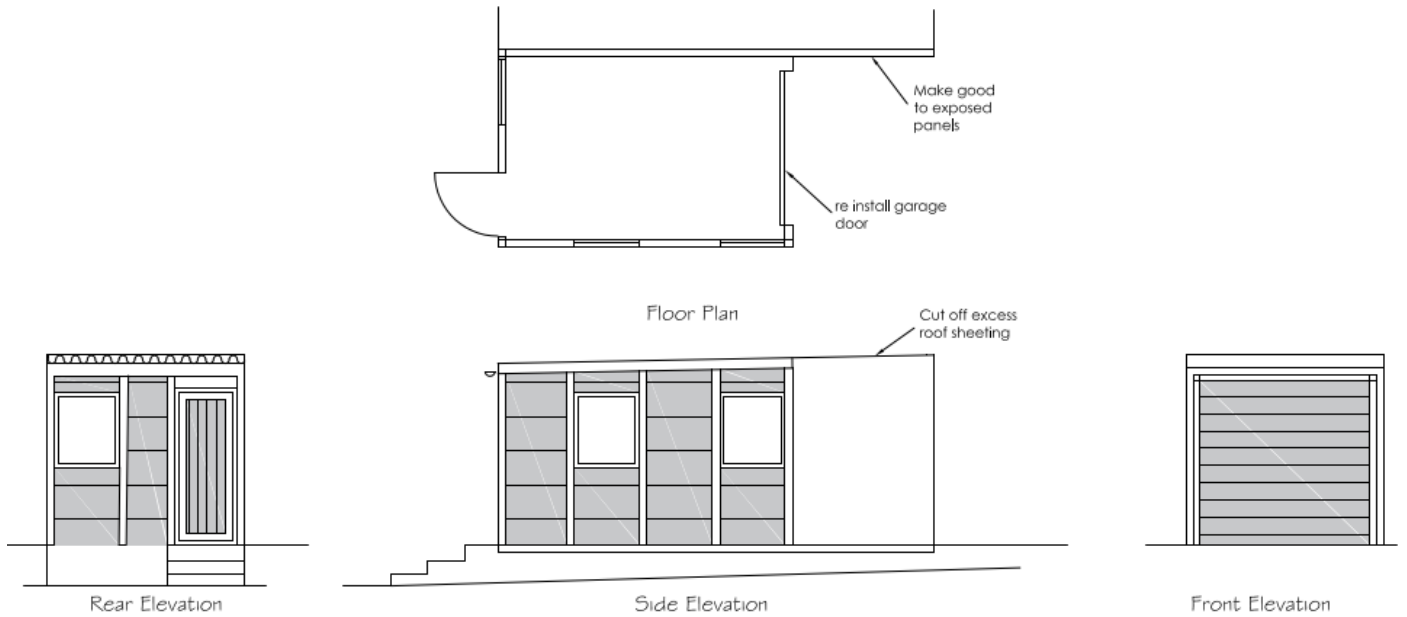


Side Elevation



Front Elevation

Proposed Garage



Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has a garage to the rear which is accessible via a shared driveway and has a gate installed across it. The shared drive appears to be used for off road parking, it can only be utilised by one vehicle at a time due to the width.



It would appear that at some point between 2021 and 2022 the frontage of the property has been altered to accommodate hardstanding which is likely to be used for vehicle parking. Whilst not ideal this may have not required the benefit of planning permission.



The proposal seeks to reduce to the depth of the existing garage to facilitate the erection of a 5m deep single storey rear extension. The proposed extension will not be visible from the main street scene due to its siting, it will also not introduce an out of character addition as there are several other examples of single storey rear extensions within the vicinity and so it does not detract from the local character.

The proposed extension is considered to be large, however such an extension could possibly be constructed under the prior approval route as the garage is not conditioned and could be removed without any planning permission.

The single storey extension will be full width and slightly set away from the common boundary shared with the adjoining semi, it will be finished with a mono pitch roof which will have a maximum height of 3.9m and include two roof lights. The rear elevation will include a window and door in the rear elevation to allow for access and views into the rear garden. The extension will allow for the creation of a larger kitchen/dining area. This element of the proposal, whilst large is considered to be acceptable and compliant with the council's adopted design guide in terms of design.

The proposal also includes the erection of a dual pitch roof outbuilding. The outbuilding will be located to the rear of the plot and will replace an existing greenhouse and tool shed. The outbuilding will be situated away from the common boundaries and not be an out of character addition in the area. The outbuilding will include a dual pitch roof and a window and door in the elevation facing in the direction of the house, the outbuilding will be used for storage and will be constructed using red facing brick.

In order to ensure the outbuilding use is maintained it will be conditioned to ensure that it does not contain any primary living space.

The proposed single storey rear extension and outbuilding are considered acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed extension will increase the internal living space. Post development the resultant garden space will be approx. 81sqm, it would appear that the application property is likely to have 3 bedrooms in which case the garden space is adequate for a property of this size.

Neighbouring Amenity

Due to the gap between the application site and 71 Hall Road it is not likely that the proposed single storey rear extension would have a detrimental impact on light and outlook levels currently enjoyed by No. 71. The proposed outbuilding will be used as storage and so it is not likely to impinge on existing privacy enjoyed by this property.

The adjoining property may experience some overshadowing as a result of the proposed extension; however it is also noted that this property currently has a single storey rear extension in place which would mitigate any overshadowing/loss of outlook. The proposed outbuilding would also not result in any loss of amenity to this property.

In order to further maintain neighbouring amenity the extension will be conditioned to ensure no further windows or doors are created in the eastern flank. The outbuilding will also be conditioned to ensure that it is not used as a primary living space.

Parking and Highways

The proposal will result in a reduction of depth to the existing garage space, however it would appear that the garage is not used for parking and is also not capable of accommodating a modern-day vehicle.

There is a hardstanding situated to the front of the property, The proposal is therefore deemed acceptable in terms of parking.

Conclusion & Recommendation

The proposal has been fully considered and complies with local and national planning policy and permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:		Dated:	8th February 2024