



Delegated Report

Householder Planning Application

Planning Application No: 20230748

Location: 40 Snelling Avenue Northfleet Gravesend Kent

Description: Erection of a part single storey rear extension, front porch.

Applicant: Mr Parampreet Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/07/2023;
Drawing Number 01 (Floor Plans and Elevations – Existing with OS Plan);
Drawing Number 02 (Floor Plans – Proposed with Block Plans – Existing and Proposed); and
Drawing Number 03 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230530	Erection of a part single storey rear extension, front porch and removal of chimney breasts.	Permitted	10.07.2023

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Ward Councillors – no comments received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed on 24.07.2023. No responses were received and the consultation period expired on 14th August 2023.

Preliminary Matters

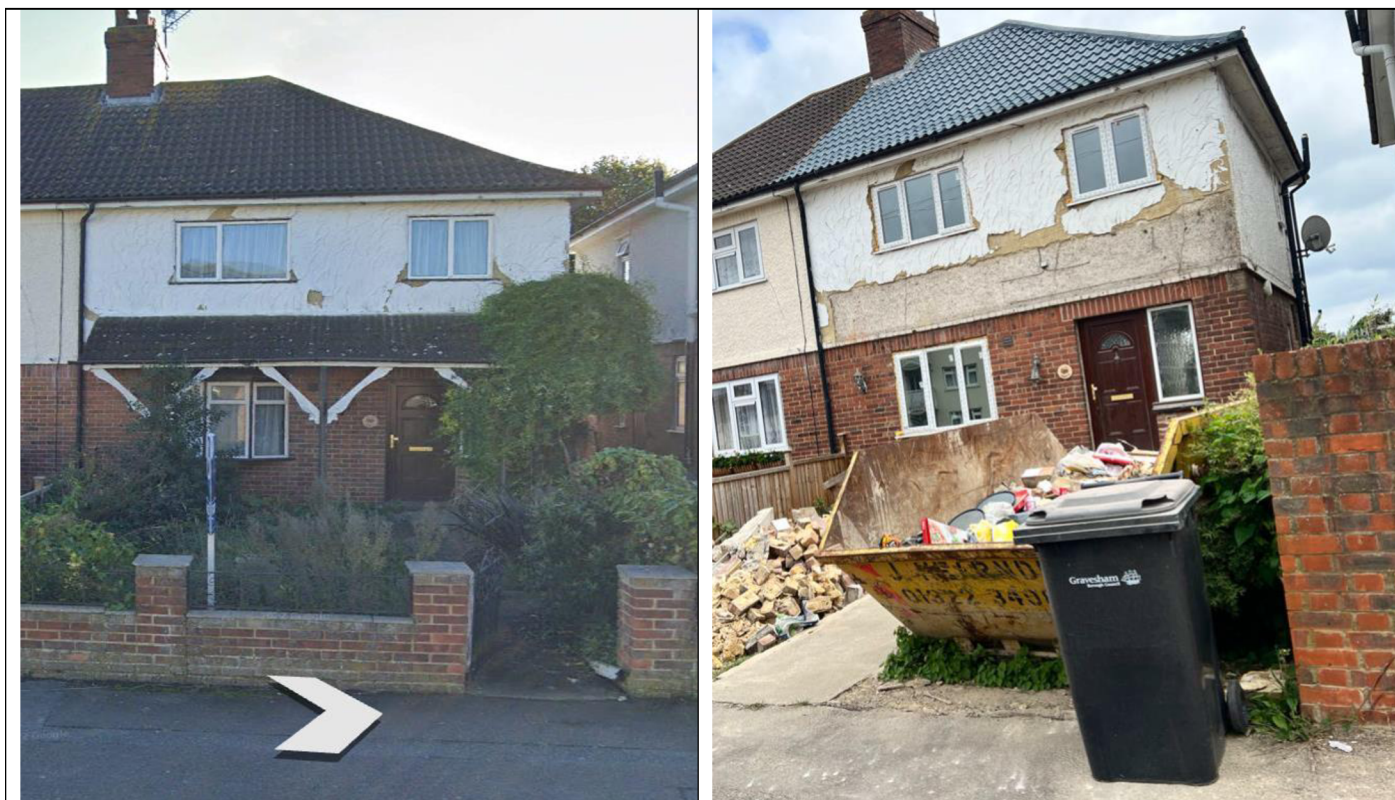
Application 20230530 was permitted on 10.07.2023 for the erection of a part single storey rear extension, front porch and removal of chimney breasts. The current application has increased the depth of the rear extension from 3.5m to 4m.

Officer's Analysis

Design, Character and Appearance

40 Snelling Avenue is a two-storey dwelling house located on the Eastern side of the highway. During a previous site visit it was noted that works had already begun with removal of front canopy and alterations to the fenestration, however these changes can be carried out without the benefit of planning permission.

Google Earth Image	Site Visit 6th June 2023
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The proposal seeks to erect a front porch and a single storey rear extension.

The proposed porch will have a width of 2.63m and a projection of 1.35m. It will be constructed with a pitched roof which measures a maximum height of 3.45mm. The entrance door is located to the front elevation and will be constructed with a brick finish and tiles to match the original dwelling.

The proposed porch is not deemed to be 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) (2021).

The proposed single storey rear extension will be 6m in width, spanning the full width of the rear elevation, have a flat roof at a height of 2.85m and project 4m from the rear elevation.

The extension will create space for a kitchen and dining area. There will be a window and a set of bi-fold doors to the rear elevation. It will be constructed with a brick finish to match the existing dwelling.

The proposal also shows the removal of integral chimney breasts as well as the insertion of a ground floor window in the flank elevation with a first floor flank elevation window being bricked up.

The proposed rear extension is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has 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) (2021).

Overall the proposed porch and rear extension is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has 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) (2021).

Amenity of Future Occupiers

The proposed development introduces a bedroom at ground floor level in place of the original living room. The bedroom at ground floor level will measure approx. 9.5sqm which is compliant with the requirement of SPG2 – Residential Layout Guidelines (2020).

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 the garden measures a depth of 14.08m and a useable area of 97.93m². Whilst the useable area is slightly below the recommendation, this is a guideline only and it would be unreasonable to refuse the application on this matter alone.

The construction of the front porch does not detrimentally effect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed development will result in the relocation of the upstairs bathroom window into the rear elevation. In order to safeguard neighbouring privacy, any window serving a bathroom of w.c will be conditioned so that it is obscure glazed and top hung. Furthermore, the rear extension will be conditioned so that no further window or door openings are created in the flank elevations.

The single storey rear extension will not harm the amenity of No. 42 Snelling Avenue as it is positioned away from the application site. Furthermore, the extension is not excessive in terms of scale so there is no risk of material harm to this property.

The extension will not harm the amenity of No. 38 Snelling Avenue which forms the other part of the semi. The proposed extension is not excessive in terms of height and depth and whilst there may be some minimal overshadowing in the late afternoon/evening, this is not deemed to be materially harmful.

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The application site will increase from 3 to 4 bedrooms and the existing dwelling has no off-road parking. Whilst the front garden could be conditioned to provide a parking space, the harm to the character of the area through hard paving the frontage does not outweigh the need for parking. The site is within a suitable location close to shops and public transport links. Furthermore, there are examples within the vicinity which show hard paved frontages which are harmful due to their urbanising effect.

In this instance there is no requirement for parking provision due to the sustainable location of the site.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5 th September 2023	Dated:	7 th September 2023