

Delegated Report

Householder Planning Application

Planning Application No: 20240991

Location: 3 Woodfield Avenue Gravesend Kent DA11 7QQ

Description: Erection of a single storey rear extension with roof lights.

Applicant: Mr Chris Cox

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 31/10/2024;
Drawing No 3-Woodfield-Avenue-01 Rev. A (All Plans – Existing); and
Drawing No 3-Woodfield-Avenue-02 Rev. A (All Plans – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

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 and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and no representations were received. The consultation period ended on 25th November 2024.

Officer's Analysis

Design, Character and Appearance

3 Woodfield Avenue is a two storey terraced property located on the Western side of the highway. The application site is block paved to the frontage with no off street parking. There are 2 no outbuildings to the rear garden.



The application proposes the erection of a single storey rear extension with roof lights.

The proposal will have a shallow pitched roof with a maximum height of 3.4m and an eaves height of 2.25m. It has a proposed width of 5.78m and will extend beyond the rear wall by 3.4m.

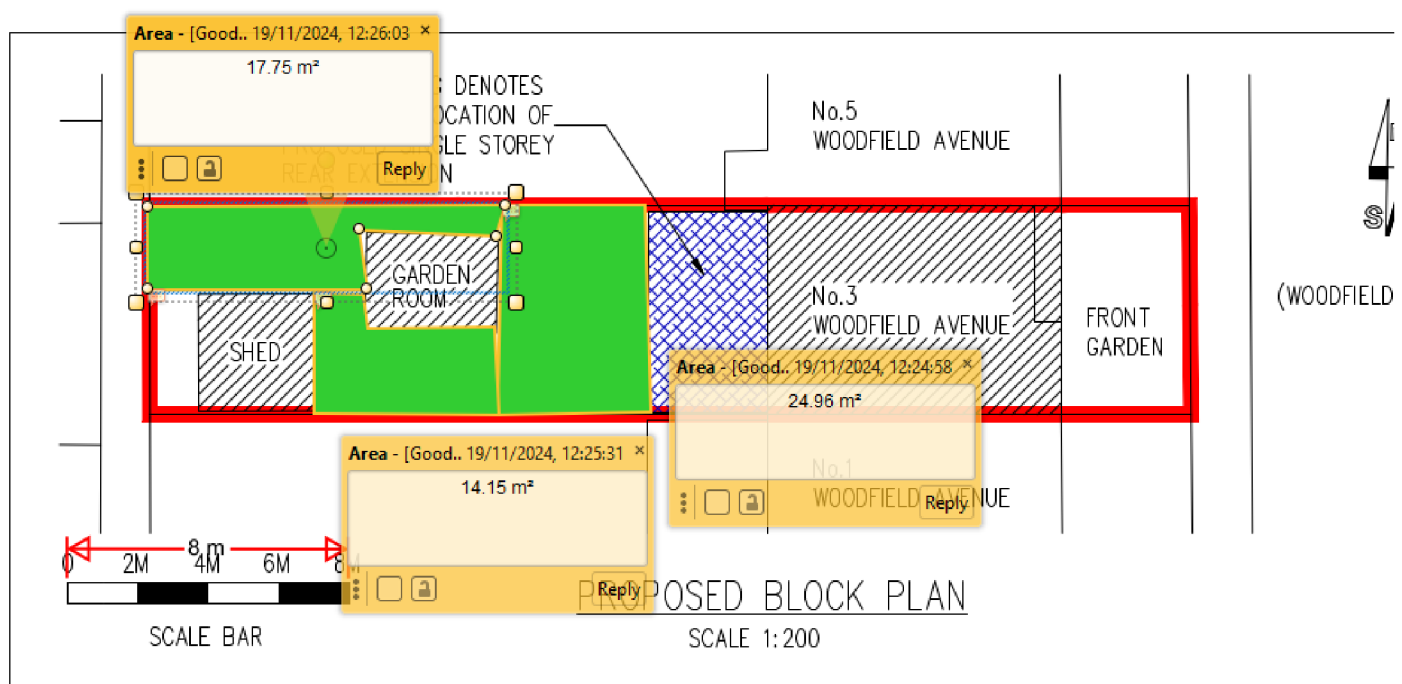
The extension will create space for a larger open plan kitchen dining area with internal alterations to allow space for a downstairs shower room. There will be uPVC bi fold doors and a window to the rear elevation and a 2 no roof lights. The extension will be constructed with a tiled roof and rendered finish to match the existing dwellinghouse.

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).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines states that a three bedroom property should have a minimum post development amenity area of 60sqm and a minimum depth of 10m.

Post development the application site has a remaining depth of 17.8m and an area of 56.86sqm.



Whilst the depth is in accordance with the guidelines, the remaining area is slightly short of the desired 60m². However, the shortfall is considered to be minimal and as such it would be unreasonable to refuse the application on this basis.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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).

Neighbouring Amenity

The application does not introduce any windows to the flank elevation and is therefore not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension and the fact both neighbouring properties have extensions, the development will not have any detrimental impact on this property in terms of loss of light, outlook or sense of enclosure.

No neighbour representations have been received.

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 (2023).

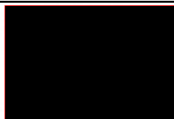
Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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 and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Hobbs
Signed:		Signed:	
Dated:	10th December 2024	Dated:	11 December 2024