



Delegated Report

Householder Planning Application

Planning Application No: 20210945

Location: 24 Painters Ash Lane Northfleet Gravesend Kent

Description: Erection of a single storey side extension.

Applicant: Miss Hughes

Site Visit Date: 23/09/2021

Submitted Documents/Plans

- Application Form Received 27/07/2021;
- Drawing No: (07)003 (Existing & Proposed side and rear Elevations) Received 23/08/2021;
- Drawing No: (07)004 (Existing & Proposed Front Elevations) Received 23/08/2021;
- Drawing No: (07)005 (Existing & Proposed Block Plan and Site Location Map) Received 24/08/2021;
- Drawing No: (07)001 (Existing & Proposed Site Plans) Received 27/07/2021 and;
- Drawing No: (02)001 (Existing & Proposed Ground Floor Plans) Received 24/08/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20120281	Erection of first floor side extension to form a bedroom and shower room/wc; construction of dormer window in rear roof slope and conversion of roof space into a bedroom.	Permitted	06.06.2012
20160925	Erection of first floor side extension to form a bedroom and shower room/wc; construction of dormer window in rear roof slope and conversion of roof space into a bedroom.	Permitted	17.11.2016
19880834	Erection of single Storey side extension to form enlarged kitchen and music room.	Permitted	07.10.1988

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 (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by way of letter to eight surrounding properties. The consultation period expired on 15th September 2021. No comments were received.

Analysis

Proposal

The application seeks the erection of a single storey side extension which will project 3m from the western elevation. The extension will span 3.8m and have an overall height of 4.1m. The extension will be finished with a mono pitched roof which will include a window in the rear elevation. The extension will serve as an accessible shower room.

Character and Appearance

The application site is a semidetached house in use as a single family dwelling. The property has been previously extended by way of a single storey side extension circa 1988. A further application to extend over the side extension at first floor level including the creation of a rear dormer was made in 2012, however it would appear the works were not undertaken and a further application for the same works was submitted in 2016.

It is evident from the site visit that the permission granted under reference 20160925 has now been constructed. The current proposal seeks for a further side extension on the western elevation of the house to allow for the creation of a wheelchair accessible shower room.

When including the previously granted side extension the total projection on the western elevation equates to some 6.3m. The adjoining property has also undertaken a two storey side extension so the semis do not appear unbalanced. The latest extension would also be constructed in the side garden area with materials to match the existing house.

The extension is a fairly modest addition to the house and is considered well designed in accordance with the host dwelling, particularly due to its single storey design. The extension will be set behind a fenced area and is not considered to harm the character of the area, particularly due to the corner position of the property. The fence line and semi-mature planting around the site will soften the visual impact of the extension and not result in any detrimental loss of openness. No window is proposed in the front elevation of the extension which is unusual, but given it is located behind a fence, it will not be visible in the context of

the wider street scene.

The proposal is considered to be compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed shower room is compliant with the council's technical standards. Post development there will still be over 200sqm of garden space which is acceptable for a property of this size.

Neighbouring Amenity

The proposed development is situated away from the adjoining occupier and will not affect this properties amenity.

The neighbour to the south is situated some 9 meters away and given the minimal nature of the extension it is not liable to impact on this neighbours amenity. No neighbour representations have been received.

In order to protect neighbouring privacy a condition will be imposed to ensure that the window serving the shower room is obscure glazed and top hung.

The proposal is considered to safeguard the amenity of future occupiers.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7th October 2021	Dated:	08 October 2021