



Delegated Report

Householder Planning Application

Planning Application No: 20240336

Location: 1 Harrowby Gardens Northfleet Gravesend Kent

Description: Erection of a single storey rear extension and single storey front extension infill.

Applicant: Mr Punit Sangwan

Site Visit Date: 9th July 2024

Submitted Documents/Plans

Application Form Dated 10/04/2024;
Drawing Number S06 (Elevations – Proposed);
Drawing Number S01 (Block Plan – Existing with OS Plan);
Drawing Number S02 (Block Plan – Proposed);
Drawing Number S03 (Ground Floor Plan and Roof Plan – Existing);
Drawing Number S04 (Elevations – Existing) and
Drawing Number S05 (Ground Floor Plan and Roof Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20070616	Erection of single storey side extension to form a kitchen and ensuite shower room/wc.	Permitted	15.08.2007
20070413	Erection of single storey side extension to form kitchen and ensuite bathroom.	Refused	29.06.2007

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- 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

Consultees

Ward Councillors – No Comments Received

Neighbouring properties

Eight surrounding properties were consulted and no responses were received. The consultation period ended on 13th June 2024.

Preliminary Matters

The proposal was submitted with the description 'Erection of a single storey rear extension and single storey front extension infill'. It is considered that the proposed 'single storey front extension' is a 'single storey side extension' and as such will be referred to as a side extension in the following report.

Officer's Analysis

Design, Character and Appearance

1 Harrowby Gardens is a detached bungalow located on the Southern side of the highway. The application site is soft landscaped to the frontage with additional hard standing for off road parking and further off road parking with garage to the side. The property has previously been extended to the side and additionally with a conservatory to the rear, which the application looks to demolish.



The application proposes the erection of a single storey rear extension and single storey front extension infill.

The proposed single storey rear extension will measure a maximum height of 5.15m with an eaves height of 2.7m with one large and one small pitched roof. It will extend beyond the rear elevation by 4m and have a width of 9m, spanning the length of the rear elevation.

The proposal will create space for an open plan kitchen / dining area. There will be bi-fold doors and a window to the rear elevation and will be constructed with a brick finish and UPVC windows and doors to match the existing dwelling.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed single storey side extension will have a pitch roof at a maximum height of 5.28m and an eaves height of 2.8m to reflect the design of the existing side extension. It will measure 5.98m in length and will project from the flank elevation by 2.22m.

The extension will create space for a fourth bedroom and additional WC and will introduce an additional window to the front elevation which is considered to be well aligned with the exiting window placement.

It will be constructed with a brick finish with a tiled roof and a UPVC window to match existing.

As such the proposed single storey side extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, the proposed application will be constructed using appropriate materials and will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

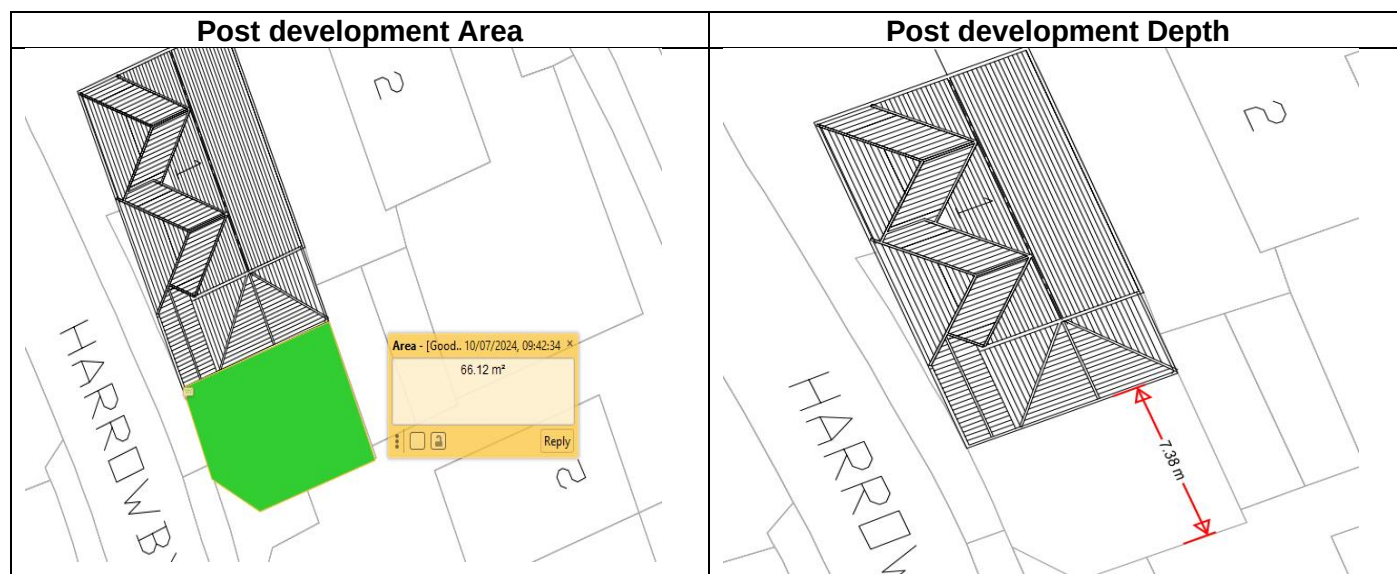
Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy

CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden would have a maximum approx. area of 66.12 m² and a depth of 7.38m, which are both substantially below the recommendations, as shown below:



Whilst the front garden of the application site is of a generous size, this area is exposed to the road and cannot be considered as useable private amenity space.

A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space was dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

In conclusion, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to the modest height of the extension and the existing garages, 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).

Any Other Material Planning Considerations

Highways and Parking

There is existing off road parking provision at the property to accommodate with the increase in bedroom sizes.

Therefore, the application does not have a detrimental impact in terms of parking and highways

Conclusion

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	15th July 2024	Dated:	15th July 2024