

Delegated Report

Householder Planning Application

Planning Application No: 20220433

Location: 20 Lime Avenue Northfleet Gravesend Kent

Description: New rear bi-fold doors within an existing extension.

Applicant: Christine Ramsey

Site Visit Date: Desktop

Submitted Documents/Plans

Application Form Dated 19/04/2022;
Drawing no. 22-0429 Rev D D01 (OS Plan);
Drawing no. 22-0429 Rev D D02 (Block Plans – Existing and Proposed);
Drawing no. 22-0429 Rev D D03 (Floor Plans – Existing);
Drawing no. 22-0429 Rev D D04 (Elevations – Existing);
Drawing no. 22-0429 Rev D D05 (Floor Plans – Proposed); and
Drawing no. 22-0429 Rev D D06 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20020005	Construction of a dormer extension in the rear roof slope incorporating alterations to the hipped roof to form a gable end with barn hip and conversion of roof space into a bedroom with en-suite w.c./shower room.	Permitted	03.04.2002

There is no planning history relating to the existing single storey rear extension, however, the extension can be seen on the 2017 google streetview image. As such this is immune from any planning controls through the passage of time.

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 (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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received.

Neighbouring properties

2 surrounding properties were consulted and no representations were received. The consultation period expired 16th May 2022.

Officer's Analysis

Design, Character and Appearance

20 Lime Avenue is a two storey semi-detached house located on the Northern side of the highway. The property has a single storey rear extension with a false hip roof accommodating a kitchen/dining area, for which an application was not submitted.



This application proposes the replacement of patio doors within the existing single storey extension with bi-fold doors. The bi-fold doors will be 2m in height and 2.50m in length. The doors will access the rear garden. The application does not propose any additional windows or changes to the existing window within the extension.



The proposal also includes removal of the internal walls to the existing utility room to create an open plan living room and kitchen/dining area. Planning permission is not required for these works, however, Building Regulations may be required if a supporting wall is removed.

The property is not a Listed Building, nor does it sit within a Conservation Area and the proposed changes will be located to the rear and not visible from the street. Therefore, no objection is raised to these.

The proposed alterations are 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

No additional volume is being added to the property and therefore there will be no loss of amenity space to the dwelling. Furthermore, the proposed reconfiguration of the rooms to the ground floor accord with those set out in the RLG. Therefore, no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed amendments to the existing extension are non-material and will therefore have no detrimental impact on neighbouring amenity in terms of overlooking, outlook, sense of enclosure or loss of light.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Parking and Highways

The application does not propose any changes to the number of bedrooms at the property or any alteration to the off road parking; therefore no objections are raised on highways grounds.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed installation of bi-fold doors have no detrimental impact to the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation

Permission

(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:	24th May 2022	Dated:	24th May 2022