



Delegated Report

Householder Planning Application

Planning Application No: 20211578

Location: 5 St Marks Avenue Northfleet Gravesend Kent

Description: **REVISED DESCRIPTION AND REVISED PLANS** Erection of a single storey rear extension and retention of front porch extension.

Applicant: Mr Oleg Gorbarenko

Site Visit Date: 08 March 2022

Submitted Documents/Plans

Householder Planning Application form dated 22 March 2022;
Drawing no. 101 Rev. B Existing block plan;
Drawing no. 101 Rev. C Site location plan;
Drawing no. 103 Rev. B Proposed block plan;
Drawing no. 104 Rev. C Existing and proposed layouts;
Drawing no. 105 Rev. C Existing and proposed front and rear elevations;
Drawing no. 106 Rev. C Existing and proposed side elevations; and
Email from the agent dated 08 February 2022.

Superseded Documents/Plans

~~Householder Planning Application form dated 24 December 2021;
Drawing no. 101 Rev. B Site location plan;
Drawing no. 102 Rev. A Existing block plan;
Drawing no. 103 Rev. A Proposed block plan;
Drawing no. 104 Rev. A Existing and proposed layouts;
Drawing no. 105 Rev. A Existing and proposed front and rear elevations; and
Drawing no. 106 Rev. A Existing and proposed side elevations.~~

Procedural issues

The originally submitted drawings were not accurate and so were superseded.

The proposed development was originally described as 'Erection of a single storey rear extension and front porch extension.' However the front porch has already been erected at the application site. As such, the description of the proposed development was amended to that set out above.

The porch encroaches over the boundary with no. 3 St Marks Avenue and as such, the applicant was required to serve notice on the owner of that property, which has been undertaken.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20211008	Erection of a single storey rear extension.	Withdrawn	21.09.2021
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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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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

Consultations, Publicity and Representations

GBC - Environmental Protection Team, Regulatory Services

The following to be considered:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply.

Drainage/sewerage informative:

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk.

KCC Heritage

No comments.

Neighbouring properties

The application was publicised to six neighbouring properties by letter on two separate occasions. No representations have been received and the final overall consultation date expired on 31 May 2022.

Officer's Analysis

Design, Character and Appearance

The proposed rear extension would be of a design that would match with the existing building and those in the surrounding area. It is noted that there are examples of similar rear extensions on surrounding properties. The proposed facing materials (grey painted brickwork) would not match with the existing building (white painted render) and as such, any planning permission granted should be conditioned to ensure a matching finish.

The proposed porch has been constructed with grey cladding and a felt roof. As the front elevation of the building is white painted render, the porch finish does not match with the existing building. Whilst this is regrettable, the proposed porch does not significantly detract from the visual amenity of the street scene or the character of the building and as such, is acceptable in design.

Notwithstanding the above comments, it should be noted that the proposed use of grey painted bricks on the rear extension would detract from the character of the building. This is due to the much larger size of the rear extension compared to the porch. As such, the applicant should be advised that the rear extension should be faced with white render or unpainted brickwork by way of an informative on any planning permission granted.

Overall, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

The proposed development would not harm the amenity of future occupiers and sufficient garden would be retained to comply with the Borough Council's Residential Layout Guidelines. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

The closest residential properties to the application site are nos. 3 and 7 St Marks Avenue (located to the north and south respectively). Nos. 10 to 14 St Marks Avenue are located across the roadway to the west.

No. 3 St Marks Avenue has a number of windows in the side elevation of a rear projection that face the rear

garden of the application site and the boundary treatment does not provide effective screening. However as there are no proposed windows facing no. 3, there would be no adverse overlooking impacts.

Due to the layout of the building at no. 3, the proposed rear extension would cause a tunnelling impact by creating a narrow space between the application site boundary and the side elevation at no. 3. However due to the design of the extension (flat roof with a relatively low height) and because the affected windows at no. 3 are secondary windows, it is considered that any adverse overshadowing or overbearing impacts would not be so significant as to justify refusing planning permission.

No. 7 St Marks Avenue has a rear window close to the boundary with the application site, which has a small rear projection located to the south. As such, a similar but much smaller tunnelling impact would occur. However due to the design of the extension (flat roof with a relatively low height) and because the affected window is located to the south, there would be no significant adverse overshadowing or overbearing impacts.

Due to the layout and orientation of the surrounding properties and the design of the proposed development, there would be no adverse overlooking, overshadowing or overbearing impacts to any of the surrounding residential occupiers from the proposed porch.

In order to ensure that there is no future adverse overlooking, noise or odour impacts, any planning permission granted should be subject to a condition that restricts the insertion of new windows or openings in either of the side elevations of the proposed rear extension.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2 and an Area of Archaeological Potential. It is noted that Kent County Council Heritage have not raised any objection. In light of this and as the proposed development would be within the confines of an existing residential garden with relatively few groundworks, then it is considered that there would be no adverse impacts to groundwater or archaeology.

The application site is located within the buffer zone for the Lennox Road Historic Landfill Site and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore provided that this condition is attached to any planning permission granted, then there would be no adverse contamination impacts.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested conditions

Time limit

Development in accordance with approved plans

Materials to match

No windows or openings in the side elevations of the rear extension

Watching brief contamination

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	01 June 2022	Dated:	01 June 2022