



Delegated Report

Householder Planning Application

Application No: 20220321

Location: 40 Park Avenue, Northfleet, Kent DA11 8DS

Description: Erection of a Single Storey Rear Extension

Applicant: Mr F Bytyci

Site Visit: 25th April 2022

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Supplementary Information – Photo 1;
Supplementary Information – Photo 2;
Drawing Number – JND/1194/14 - Location Plan and Block Plan ;
Drawing Number – JND/1194/16 – Block Plan;
Drawing Number – JND/1194/14 - Block Plan - Proposed and Site Location Plan; and
Drawing Number – JND/1194/11 – Elevations, Floor Plan and Section Plan – Existing and Proposed (5 Plans).

Relevant Planning History

No relevant history

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed 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)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received.

KCC - Heritage

The site lies within an area of multi-period archaeological potential. It is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Neighbouring properties

3 surrounding properties were consulted and no representations were received. The consultation period expired 26th April 2022

Officer's Analysis

Design, Character and Appearance

40 Park Avenue is a two storey mid-terrace property located on the northern side of the highway. The property is set on a road which slopes down from either end, therefore the properties are staggered in height. The property has not previously been extended, but comprises a rear lean-to structure on the boundary shared with 38 Park Avenue which will be demolished.



This application proposes the erection of a single storey rear extension. The extension will have a flat roof at the height of 3m. It will extend beyond the rear wall by 3.51m and have a width of 6.5m. The walls of the extension will be constructed up to the shared boundaries.

The extension will create space for an extended kitchen and dining room. There will be two sky light windows in the roof, a rear window and doors out on to the garden. It will be constructed using matching materials to the main dwelling and finished using render and brick to match existing.

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) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 10.46m and an area of 63.4m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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 development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure

In terms of loss of light, the extension is not excessive in size and will have a flat roof at a height of 3m. This is not considered to result in any significant overshadowing for the neighbouring properties.

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

There are no parking or highway issues related to this proposal.

Conclusion

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

Case Officer:	Miss Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	9 th May 2022	Dated:	10 May 2022

Gravesham Borough Council