



Delegated Report

Householder Planning Application

Planning Application No: 20231192

Location: 7 Greenhill Road Northfleet Gravesend Kent

Description: Erection of a single storey rear flat roof extension with part side extension including 2 roof lights.

Applicant: Mr Khalid Aziz

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 24/11/2023;
Site Location Plan – received 27/11/2023;
Drawing Number PL/7GHR/SD100 (Floor Plans – Existing);
Drawing Number PL/7GHR/SD101 (Elevations – Existing);
Drawing Number PL/7GHR/SD102 (Ground Floor Plans – Proposed);
Drawing Number PL/7GHR/SD103 (Elevations – Proposed);
Drawing Number PL/7GHR/SD104 (Block Plan – Existing); and
Drawing Number PL/7GHR/SD105 (Block Plan – Proposed)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230884	Erection of a single storey rear extension with part side extension including 4 roof lights to roof slope.	Refused	23.10.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

Local Ward Cllrs – No comment received

Neighbouring properties

Seven surrounding properties were consulted and no comments were received. The consultation period ended on 18.12.2023.

Preliminary Matters

Previous householder application 20230884 was submitted for the erection of a single storey rear extension with part side extension including 4 roof lights to roof slope. The application was refused on the below grounds:

The proposed development constitutes overdevelopment of the site, resulting in a bulky, disproportionate, incongruous addition that is not sympathetic to the existing property.

The resubmission looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

7 Greenhill Road is a two-storey end of terraced dwelling located to the south east of the highway.



The application proposes the erection of a single storey rear flat roof extension with part side extension including 2 roof lights.

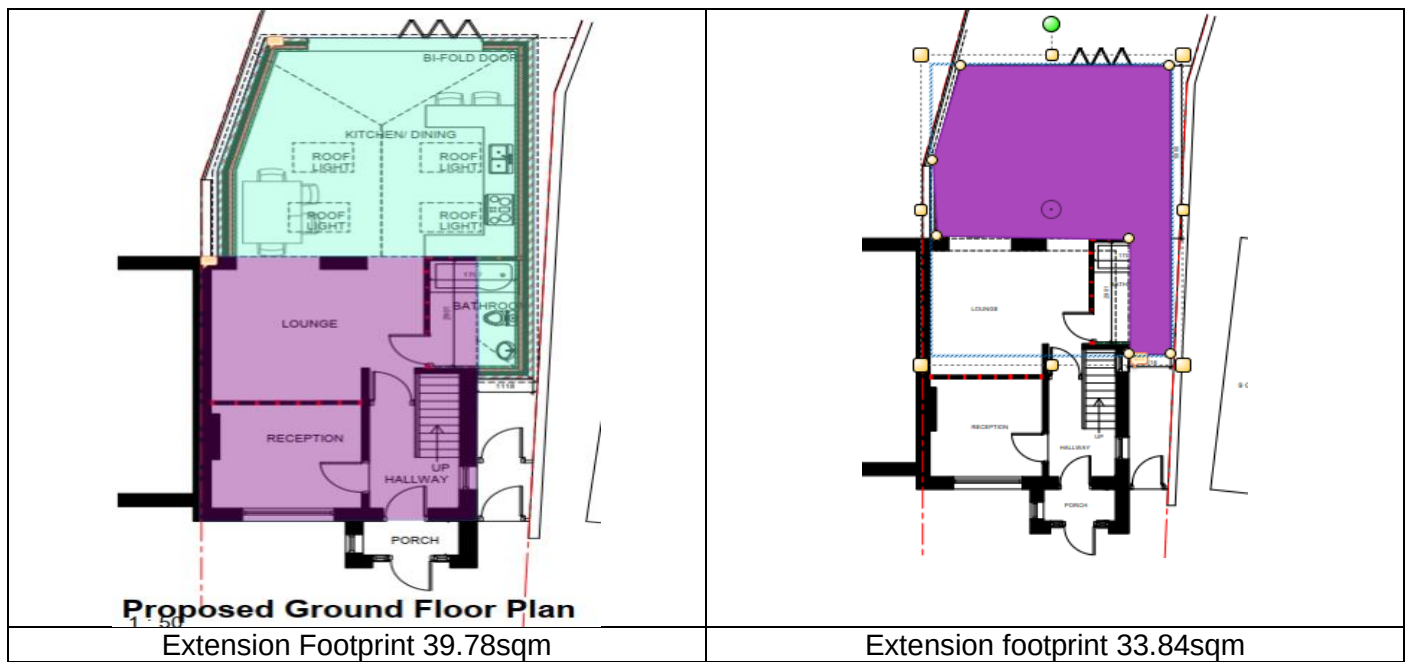
The proposed extension will have a flat roof at a height of 2.73m. It will measure a maximum length of 8.25m and project 5m from the rear elevation. It will project 1.2m from the flank elevation. The extension will create space for a larger kitchen/diner and downstairs W/C. There will be bi-fold doors to the rear elevation and 2 no roof lights.

It will be constructed with a brick finish and UPVC windows and doors to match existing.

The previous application was refused as the proposal was considered to be excessive in scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling which would cause the site to appear over developed and would not compliment the wider area.

The resubmission has removed the pitched roof and reduced the overall footprint of the development, as shown below:

Previous Application 20230884	Current Application 20231192
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Whilst the footprint has only been reduced by approx 6sqm, with the additional removal of the larger pitched roof, and the reduced in depth from 9.36m to 8.25m, it is considered that the resubmission has addressed the issue of the excessive scale, bulk and massing of the development.

The resubmission has removed the pitched roof of the side extension and replaced this with a flat roof. Gravesham's Householder Design guidance states that side extensions should generally reflect the main property's original roof and that the use of flat roofs should be avoided. Whilst the application does propose a flat roof, it will be substantially set back from the front elevation and as such from the street scene and only visible when directly in front of the application site. This is demonstrated in the Google Earth image below:



As such the proposal will only marginally be seen from a public vantage point and would have little impact on the street scene. Therefore, it would be unreasonable to refuse the application on these grounds.

Overall, by virtue of the reduction in the overall footprint of the proposed extension, the application is considered to have overcome the design issues from the previous submittal 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 places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

The extension to the side is a modest height of 2.73m, or 2.88m inclusive of roof lantern. The application does not propose any windows to the flank elevations and with existing boundary treatments in place it is not considered to have any detrimental effects on neighbouring properties in terms of privacy, loss of light or sense of enclosure.

As such, 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

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

By virtue of the reduction in the overall footprint of the proposed extension, the application is considered to have overcome the design issues from the previous submittal 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 places) of the National Planning Policy Framework (NPPF) (2023).

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:	8th January 2024	Dated:	8th January 2024