



Delegated Report

Planning Application

Application No:	20230921
Location:	66 St Marks Avenue, Northfleet, Gravesend, Kent, DA11 9LW
Description:	Erection of a single storey rear extension.
Applicant:	Mr Petar Ivanov
Site Visit Date:	N/A Desktop Assessment (with photos supplied as SUPP)

Submitted Documents/Plans

- Application Form;
- Supplementary Information – Design and Access Statement;
- Supplementary Information – Photographs;
- Block Plan (received on 14.11.23);
- Site Location Plan (received on 14.11.23);
- Drawing No. CD 102 – Elevations Floor Plan and Section Plan as Existing;
- Drawing No. CD 104 – Elevations and Floor Plans as Proposed; and
- Drawing No. CD 105 – Site Block Plan – Existing and Proposed.

Superseded Documents/Plans

- ~~Drawing No. CD 106 – Block Plan.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20160604	Erection of single storey rear extension with a flat roof.	Permitted	24.08.2016

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

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 23 November 2023.

In addition, six surrounding properties were consulted and no responses were received. The overall consultation period expired on 15th December 2023.

Officer's Analysis

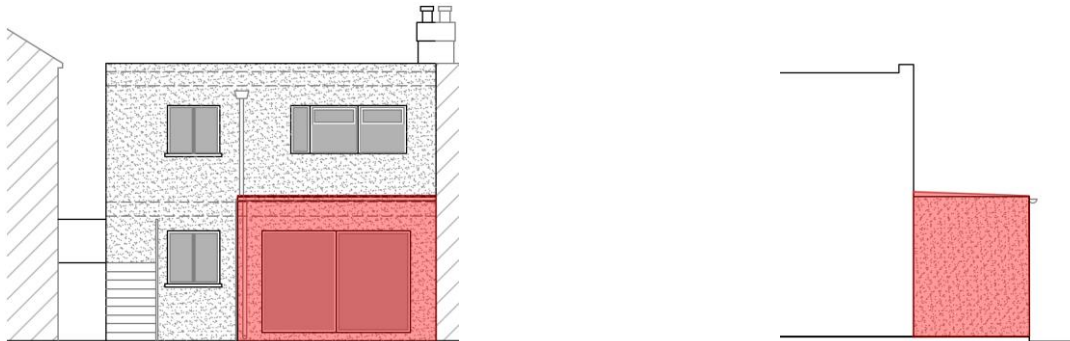
66 St Marks Avenue is a semi-detached property in use as flats. This application relates to the ground floor flat. The property benefits from a driveway to the front.



Proposed Development

This application proposes the erection of a single storey rear extension. The proposed extension would be part width, with a flat roof. The development would have the following dimensions:

- Depth – 3m
- Width – 4.1m
- Height – 3m



It would be utilised for additional floor area for the kitchen/living space.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Gravesham's newly published Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. It goes on to state that single storey rear extensions should not dominate the original property, should be at appropriate heights, should not exceed the width of the property and should be constructed using matching materials.

The extension hereby proposed is not excessive in size or scale to dominate the host dwelling and is subservient at an appropriate height and is part width. It is considered to be well designed and will be constructed using matching materials.

Overall, the proposed extensions will have no impact on the street scene and are proportionate to the main dwelling. Therefore, the development is considered to be well designed and in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The proposed extension would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135(f) of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of loss of light, privacy, loss of outlook or sense of enclosure. No neighbour representations have been received.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and the NPPF (2023).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed extension is single storey, will be constructed using matching materials and will have no impact on the character or appearance of the street scene. Moreover, the amenity of future occupiers and neighbouring properties is safeguarded.

Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	8 th January 2024	Dated:	08 January 2024