

Delegated Report

Householder Planning Application

Planning Application No: 20231044

Location: 24 Grieves Road Northfleet Gravesend Kent

Description: Erection of a single storey front extension.

Applicant: Mr And Mrs Deadman

Site Visit Date: **12th October 2023**

Submitted Documents/Plans

- Application Form
- Drawing No: 2339-WD01 (Existing Plans and Elevations)
- Drawing No: 2339-WD02 (Proposed Ground Floor Plans)
- Drawing No: 2339-WD03 (Proposed Elevations)
- Drawing No: 2339-WD07 (Site Location Map and Existing/Proposed Block Plans)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no highway objections the front drive can readily accommodate two vehicles which is all that is required to comply with guidance. It is doubtful that the three vehicles shown on the drawing can so easily be accommodated.

Neighbouring properties

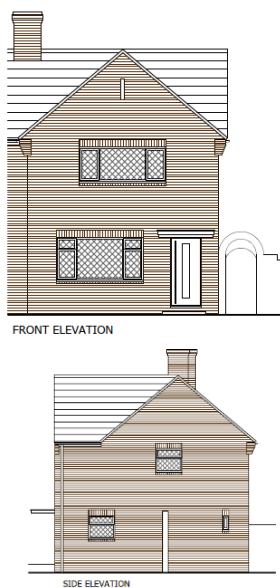
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 10th November 2023 and no comments were received.

Analysis

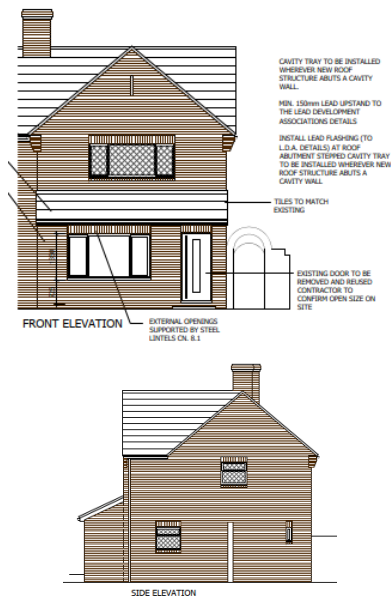
Proposal

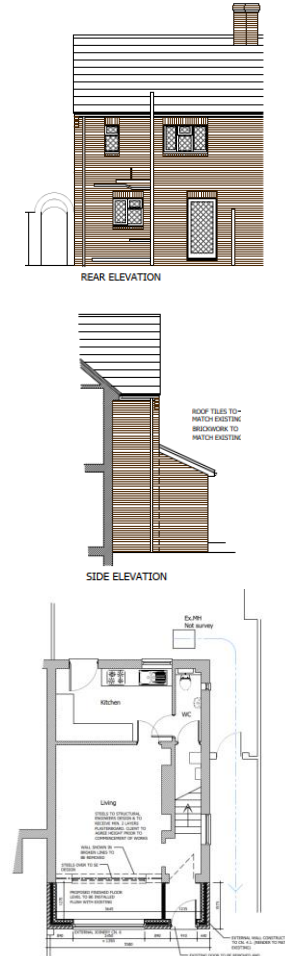
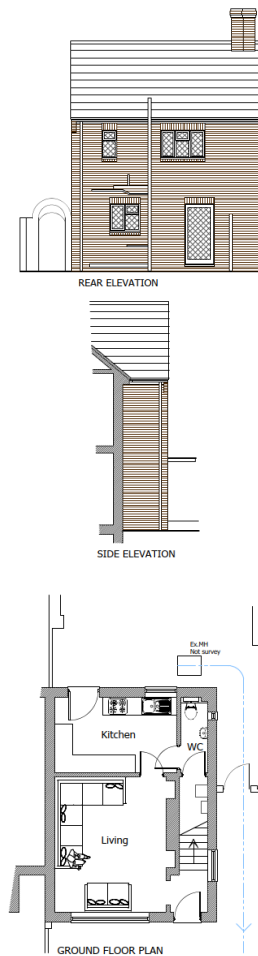
The proposal seeks the erection of a full width single storey front extension with a monopitch roof and a window and door in the front elevation. The extension will allow for a porch area and a larger living space.

Existing



Proposed





Character and Appearance

The application property is an end of terrace house in use as single family dwelling. The property has a hard paved frontage which is used for off road parking and is served by a dropped kerb.



Within the wider street scape there are several examples of similar extensions and so the proposed would not be deemed an out of character addition.



It is noted that the host dwelling is set further forward in comparison to its neighbouring properties and so the proposed extension will naturally increase the forward projection further forward compared to the neighbouring homes. The projection of the extension is modest at 1.5m and is not considered out of scale. It should also be noted that a porch not exceeding the parameters of the GPDO could be constructed without the benefit of planning permission.

The extension will be constructed using materials to match the host dwelling and will comprise a 3.5m high monopitch roof which again is not deemed excessive. The proposed extension in terms of design is not deemed to harm the wider area and whilst a part width extension is generally preferential a refusal would not be defensible at appeal.

The proposed use of materials will compliment the host dwelling and so on balance the proposal complies with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will not impact future occupiers' amenities and will provide additional living space. The proposal therefore adequately safeguards amenity of future occupants and complies with CS19 Local Plan Core Strategy 2014 and SPG2 - Residential Layout Guidelines (2020).

Neighbouring Amenity

The application property adjoins 26 Grieves Road and is next to 22 Grieves Road. No 26 Grieves Road is an adjoining property with a single storey front extension which has been in place for some years, there is no planning history for this extension and without exact dimensions it is not possible to ascertain whether this would have required the benefit of planning consent. However, what is clear is that this is a later addition and not an original part of the property and it is now immune from enforcement action due to the passage of time.

No. 26 has two windows in the original wall of the house and the front extension is extensively glazed with obscure glass which alludes to the fact it does not serve a habitable room. The window closest to the application property is a narrow top opening window which likely serves a w.c or a non habitable room. The window furthest from the application property likely serves a lounge and will not be affected by the extension.

Therefore it is considered the proposed extension would not harm the amenity of this property.



The neighbouring property known as No.22 is set behind the application site and is also set further away. The proximity of the extension from the ground floor living window is such that the proposed extension would not impinge on any of this properties' amenities.



The proposal does not have an windows in the flank elevations however a condition will be imposed to prevent any further fenestration other than those approved from being created.

The proposal is considered to safeguard neighbouring privacy and complies with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

Post development there will still be adequate parking provision as the reduced depth of frontage will not be so excessive so to impinge on the council's parking standards.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	29.11.2023	Dated:	30th November 2023