

Delegated Report

Householder Planning Application

Planning Application No: 20211343

Location: 36 Mitchell Avenue Northfleet Gravesend Kent

Description: Demolition of existing single storey rear extensions and erection of a replacement single storey rear extension.

Applicant: Mr Paul Ridgwell

Site Visit Date: 03/11/2021

Submitted Documents/Plans

- Application Form Received 28/10/2021;
- Drawing No: A101 (Existing Plans & Elevations) Received 28/10/2021;
- Drawing No: B101 (Proposed Plans & Elevations) Received 28/10/2021;
- Drawing No: B102 (Site Location Map & Proposed Block Plans) Received 28/10/2021.

Relevant Planning History

No relevant planning 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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 23rd November and no comments were raised.

Analysis

Proposal

The proposal seeks the demolition of an existing single storey rear extension and a replacement single storey rear extension.

The proposed extension will project 5m from the rear elevation and span the entire width of the property. It will be finished with a flat roof which will have a maximum height of approx. 3.2m. The extension will include four roof lights and an aluminium bifold door in the rear elevation. The extension will be constructed using materials to match the existing dwelling and allow for a larger garden room/kitchen area.

Character and Appearance

The application property is a two storey semidetached house in use as a single family dwelling. There is currently a staggered single storey rear extension in place with white upvc shiplap cladding. There is also the construction of a rear dormer and a hip to gable enlargement.

There are several single storey rear extensions at neighbouring properties so this is not deemed an uncommon or out of character extension. The extension will not impact the existing streetscene as it is not visible from a public vantage point.

The extension is acceptable designed and deemed compliant with CS19 of the LPCS 2014.

Amenity of Future Occupiers

Post development the site will retain a garden area of approx. 95sqm. It would appear the property currently has four bedrooms as the conversion of the roof space would have added an additional bedroom. The council's preferred standards for amenity space for a 4 bed property is 100sqm. The proposal falls slightly below this.

A refusal on this basis is not deemed balanced and so the proposal is acceptable in terms of protecting the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is not liable to impact No.38 Mitchell Avenue as this property is situated away from the application site and there are no windows in the flank elevation which can impact privacy. However in order to ensure this properties' privacy is maintained a condition will be imposed to remove any permitted

development rights which would otherwise allow any window or door openings to be created.

The proposed extension is slightly higher than the existing extension by approx. 40cm and longer by approx. 1.7m. Due to the path of the sun this extension is not liable to impact light received to the adjoining property known as No.34 Mitchell Avenue and given its modest height it will not impact outlook any more than the existing extension. The privacy of the adjoining property is maintained as there are no windows proposed in the flank elevation.

The proposal adequately safeguard the amenity of future occupiers.

Parking and Highways

The proposal will not impact existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	
Signed:		Signed:	
Dated:	8th December 2021	Dated:	