



Delegated Report

Householder Planning Application

Planning Application No: 20241106

Location: 12 Campion Close Northfleet Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey rear extension with alterations to fenestration.

Applicant: Mrs Amandeep Kaur Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 03/12/2024;
Drawing Number 001 (Ground Floor Plans – Existing and Proposed); and
Drawing Number 002 REV B (Elevations, Site Location Plan and Block Plans – Existing and Proposed).

~~Drawing Number 002 (Elevations, Site Location Plan and Block Plans – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19810642	Outline application for residential development.	Permitted	01.12.1982

Development Plan

Gravesham Local Plan Core Strategy (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)

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No Comments Received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 3rd January 2024.

Officer's Analysis

Design, Character and Appearance

12 Campion Close is a two storey detached dwellinghouse located on the Eastern side of the highway. To the frontage there is part soft landscaping and part hardstanding and a garage to the side for off road parking. There is an extension to the rear which the application looks to demolish.



The application proposes the erection of a single storey rear extension. The proposal will have a flat roof at a height of 2.86, a proposed width of 5.72m and will extend beyond the rear wall by 5m.

The extension will create space for a larger open plan kitchen dining area with internal alterations to allow space for a downstairs office. There will be bi fold doors to the rear elevation. The extension will be constructed with a brick finish to match the existing dwellinghouse.

The application will replace the existing external door to the northern flank elevation with a window serving the newly formed office.

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) (2024).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines states that a four bedroom property should have a minimum post development amenity area of 100sqm and a minimum depth of 10m.

Post development the application site has a remaining depth of 13m and an area of approx. 100.85sqm.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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) (2024).

Neighbouring Amenity

The application introduces a window to the flank elevation of the existing dwelling, serving the newly formed office. However, this is not considered to be a habitable room and due to the orientation and existing outbuildings, it is not adjacent to any neighbouring amenity space. Therefore it is not considered to detrimentally affect the privacy of neighbouring properties.

Furthermore, due to the modest height of the proposed extension and existing outbuildings, the development will not have any detrimental impact on neighbouring property in terms of loss of light, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties 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) (2024).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(For detailed conditions 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:	21st January 2025	Dated:	4th February 2025