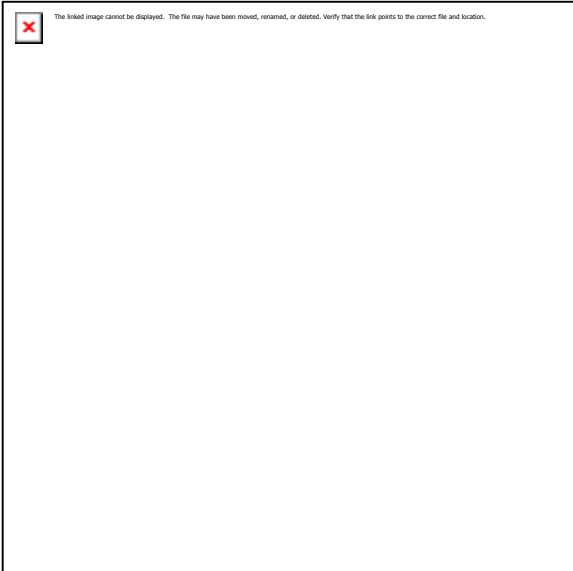




Delegated Report

Householder Planning Application

Planning Application No: 20220789

Location: 53 Henley Deane Northfleet Gravesend Kent

Description: REVISED Erection of single storey rear extension, single storey side extension and minor external elevation alterations.

Applicant: Mr and Mrs R. Stalley

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1030 (Existing North Elevation)
- Drawing No: 1031 (Existing South Elevation)
- Drawing No: 1032 (Existing East Elevation)
- Drawing No: 1033 (Existing West Elevation)
- Drawing No: 1101 (Proposed Block Plan)
- Drawing No: 1110 (Proposed Ground Floor Plan)
- Drawing No: 1113 (Proposed Roof Plan)
- Drawing No: 1120 (Proposed Section AA)
- Drawing No: 1121 (Proposed Section BB)
- Drawing No: 1130 (Proposed North Elevation)
- Drawing No: 1101 (Existing Block Plan)
- Drawing No: 1010 (Existing Ground Floor Plan)
- Drawing No: 1011 (Existing First Floor Plan)
- Drawing No: 1013 (Existing Roof Plan)
- Drawing No: 1020 (Existing Section AA)
- Drawing No: 1021 (Existing Section BB)

- Drawing No: 1111 (Proposed First Floor Plan)
- Drawing No: 1132 (Proposed East Elevation)
- Drawing No: 1133 (Proposed West Elevation)
- Drawing No: 1040 (Existing Perspective Views)
- Drawing No: 1140 (Proposed Perspective Views)
- Design and Access Statement

Gravesham Borough Council

Relevant Planning History

Reference	Description	Outcome	Decision Date
20140349	Conversion of garage to habitable room to form a study. extension to boundary wall with low level covered storage to side. Removal of landscaping to the front garden and formation of new hardstanding for second car parking space.	Permitted	05.06.2014
20070915	Erection of two storey side extension to form garage and breakfast room at ground floor level with bedroom at first floor level.	Permitted	23.11.2007

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

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

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPD4 - Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

GBC – Highways Officer

Great care must be exercised during the construction of this extension to ensure nothing oversails the highway. It is noted that the side extension has been designed with a recessed rain gutter and this is acceptable providing there is sufficient space for rain to enter the gutter rather than discharging onto the

highway. (The Building Regulations includes the design of suitable rainwater gutters). What would not be acceptable is if this is subsequently modified so the gutter extends over the highway, particularly as it would only be at a height of 1.5 metres and as such could injure a passing pedestrian.

It is recommended a condition is used that prevents any part of the building extending beyond the property boundary

Neighbouring properties

The application was advertised by way of letter to 7 surrounding properties, the consultation period expired on 16th August 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a single storey, flat roof rear extension and a single storey side extension. The proposal also seeks to make some external alterations by way of chalk white render to the existing first floor at the front of the property and replace the cladding to the dormer in the front elevation.



The application also states that all of the existing fenestration will be replaced with newer windows/doors.

The rear extension will measure as 3.1m deep, 4.7m wide with a height of 3.1m. The inverted green flat roof will include two roof lights and will have door openings in the rear elevation, western elevation as well as a high level window in the eastern elevation of the single storey extension which will be obscure glazed. The extension will be brick built to match the host dwelling and will serve a family room.

The side extension will project approx. 1.2m from the eastern elevation of the host dwelling and will have a depth of approx. 3.1m and an overall height of approx. 2.2m. The side extension will serve a garden store/cycle store. There will be a door in the front and rear elevations of the store to allow for access.

Character and Appearance

The application site is a two storey detached house in use as a single family dwelling. The eastern boundary of the site is adjacent to Sorrell Way which places this house on a prominent corner plot. The site has been previously extended by way of a two storey side extension and conversion of a garage into a habitable room.

The proposal seeks the erection of a single storey rear extension which will be part width and only project from the rear elevation of the original house. The extension falls within the permitted development threshold for a detached property. The extension is a subordinate to the host dwelling and adequately designed in terms of use of materials and scale.

The side extension is modest and whilst visible from the public streetscene it is not considered to result in any material harm to the character of the area. The extension would serve a cycle and store room and will be contained within the property boundary.

The application of render to the front elevation of the property and replacement cladding to the front dormer is acceptable. The replacement cladding would not harm the appearance of the dwelling and the render could be applied without the benefit of planning permission.

The proposal also shows that the double doors in the rear elevation at ground floor level of the two storey side extension would be changed to a smaller window, this element of the proposal is acceptable as it is positioned to the rear of the property and will not be visible from a public vantage point.

The proposed alterations fall within the scope of CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden depth would fall below the preferred 10m from the rear elevation of the single storey rear extension. However there is over 100sqm of garden space which is compliant with the council's technical standards and so the proposal is deemed to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the corner positioning of the site the extensions would only potentially affect 51 Henley Deane. In terms of light and outlook the single storey rear extension is positioned away from the common boundary and due to its modest scale and height, it would not impact light or outlook to this property.

In terms of privacy there are proposed door openings in the western elevation which face in the direction of this property, however given the distance from the common boundary and the fact the neighbouring property has a single storey projection in place without any window openings in the side it is considered the extension would safeguard the privacy of the neighbouring property.

The proposal is therefore considered to adequately safeguard neighbouring amenity.

Highways

The side extension will be adjacent to a public highway and as the proposal is built up to this boundary the highways officer was consulted. The proposal states that all elements of the proposal will be contained within the property boundary and so it is considered that the proposal is acceptable in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended as the proposal complies with CS19 of the Local Plan Core Strategy 2014.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	26th August 2022	Dated:	30 August 2022

Gravesham Borough Council