



# Delegated Report

## Planning Application

**Application no:** 20220436

**Location:** 22 Dene Holm Road Northfleet Gravesend Kent DA11 8LE

**Description:** Erection of a single storey part side and front extension

**Applicant:** Mr Timur Albay

**Site Visit Date:** 09 May 2022

### Description of the Application Site and Surroundings

The application property is a two-storey semi-detached dwelling on the south side of Dene Holm Road, Northfleet. This pair of houses were former police houses.

The dwelling has a ground floor bay and open canopy to the front door and has been extended at the side and with a conservatory at the rear. It is constructed of facing bricks and with a concrete tiled roof. The property has parking for 2 cars on the frontage with access onto Dene Holm Road. There is a pair of flat roofed garages and parking spaces to the west that access on to Chaucer Road, the southern one of which is within the ownership of the applicant.

The adjoining dwelling to the west (20 Dene Holm Road) on the corner of the junction with Chaucer Road is a similar style dwelling but it is has been extended at the front and side. Adjoining to the east is an extended detached bungalow/two storey dwelling and opposite are extended 2 storey semi-detached dwellings.



The existing dwelling is shown in the 3D Google Earth aerial views below



Planning History

| Ref No    | Description and Site                                | Decision   | Date       |
|-----------|-----------------------------------------------------|------------|------------|
| 19560006  | Erection of two pairs of police houses with garages | Permission | 01.03.1956 |
| 19560006A | Details of houses                                   | Approved   | 13.04.1956 |

## Proposal

This planning application proposes the erection of a single storey part side and front extension

### Submitted Plans and Documents, as amended

#### Application Form and Certificates

Drawing No 220311 001 Rev B: Location Plan and Existing and Proposed Block Plans

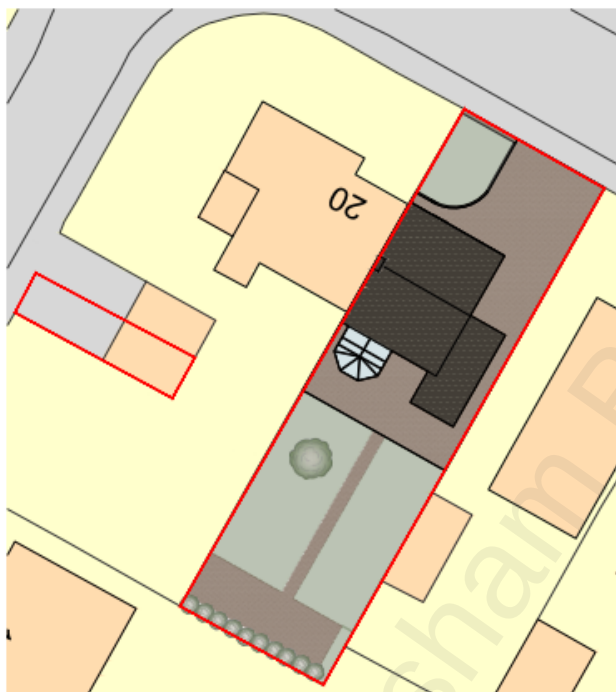
Drawing No 220311 002 Rev A: Existing Plans and Elevations

Drawing No 220311 003 Rev A: Proposed Block Plans and Elevations

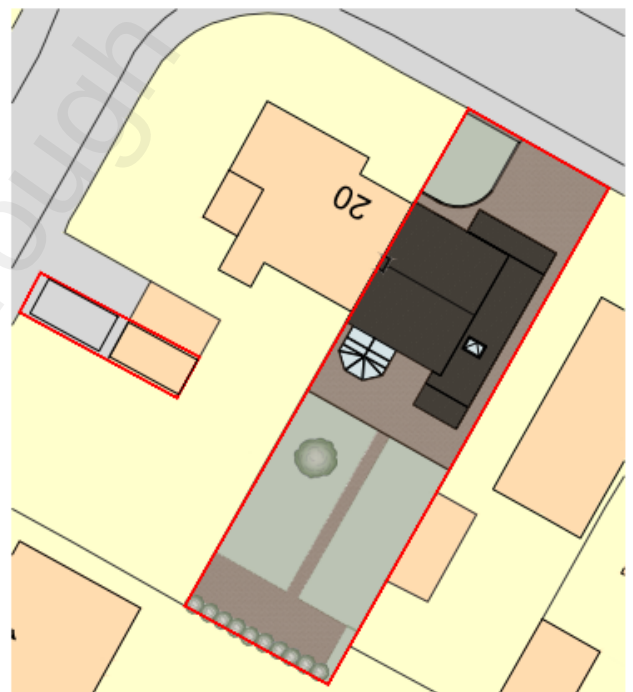
### Details of the Development

The proposed extension is intended to provide an entrance porch and a bedroom with ensuite bathroom. There will be two windows in the side elevation facing 24 Dene Holm Road. The side extension is 2.75m wide and projects forward of the main front wall of the dwelling by 1.5m.

The existing and proposed block plans and proposed elevations are shown below and ground floor layout plan.



Existing Block Plan 1:200



Proposed Block Plan 1:200

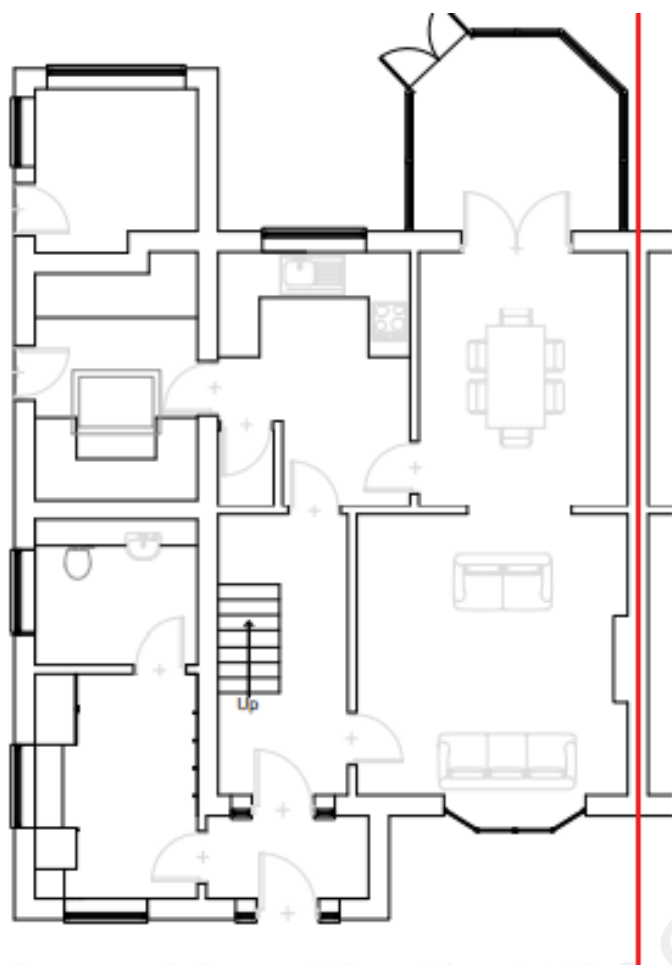


Proposed North East Elevation



Proposed South East Elevation

The front of the extension will be tiled as a lean-to but rearward the roof is shown as being a flat roof to a height of 3.4m.



Proposed Ground Floor Plan 1:100

## Development Plan and other related Planning Policies and Guidance

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014)*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994), and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

### Local Planning Guidance

#### **Gravesham Local Plan Core Strategy, September 2014**

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies that will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within an urban area (Policy CS02), in the Gravesham Local Plan Policies Map.

The most relevant policies from the adopted Core Strategy in relation to this development are as follows:

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure

### ***Gravesham Local Plan First Review 1994***

The Gravesham Local Plan First Review was originally adopted in November 1994. The following remaining saved policies are relevant to the consideration of this proposal:

Policy T1: Impact of Development on the Highway Network.

Policy T5: New Accesses onto Highway Network.

Policy P3: Vehicle Parking Standards.

### ***Review of Local Plan***

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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

### ***Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020***

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should, at this stage, be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this planning application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles

Proposed Policy INF 3: Understanding and Mitigating Transport Impacts

Proposed Policy INF 4: New Accesses and Junctions

Proposed Policy INF 5: Electric Vehicle Charging Points

Proposed Policy RES 2: Residential Space Standards

Proposed Policy RES 4: Domestic Extensions, Outbuildings and Other Development

Proposed Policy AM 4: Sunlight and Daylight within New Development

### **National Planning Policy Guidance**

#### ***The National Planning Policy Framework (NPPF)***

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

Section 2, Paragraphs 7 - 14: Achieving sustainable development  
Section 4, Paragraphs 38 - 59: Decision Making  
Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport  
Section 12, Paragraphs 126 - 136: Achieving well-designed places  
Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change  
Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

### ***The National Planning Practice Guidance (NPPG)***

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

### **Supplementary Planning Guidance and other Documents**

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006).
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006).
- Vehicle Accesses on Classified Highways (SPG6 November 1992).
- GBC Residential Layout Guidelines including Housing Standards Policy Statement October 2015, (SPG2) Adopted February 1996 - amended June 2020
- Householder Extensions/Alterations Design Guide SPD, adopted 01 October 2021

## **Consultations, Publicity and Representations**

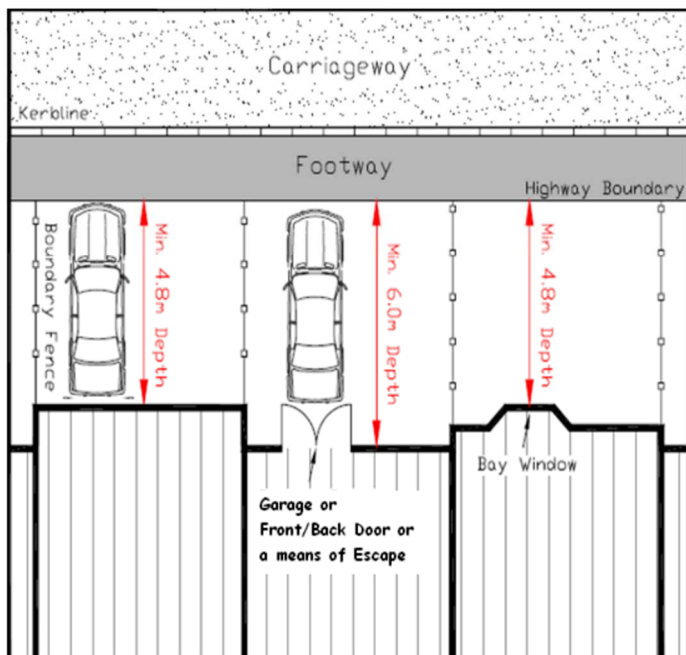
### ***Consultations - Internal***

#### **GBC Highways Development Management Officer**

From the information submitted I can only recommend refusal as there appears to safely park insufficient depth in the front garden to accommodate a porch and a car parked in front of it.

The minimum depth for a parking space when it is in front of a door to a property is 6 metres to ensure there is pedestrian access and egress particularly in case of emergencies.

- Or at least 6m long where the parking area is in front of a garage or door where adequate means of escape needs to be provided, like a front/back door, escape window etc. If you have any questions on the adequate means of escape please contact your local Kent Fire and Rescue Service, Safety Office.



It should be possible to either modify the proposal building alterations or the parking layout to achieve an acceptable arrangement.

The parking space adjacent to the enclosed boundary should be 2.7 metres wide to comply with the requirements of SPG4, the other space can be 2.5 metres wide, but unless the drive is a minimum of 6 metres long the second space needs to be displaced to one side to provide a clear pedestrian access to the front door.

The alternative would be to remove the front extension.

## **Consultations - External**

### KCC Heritage and Conservation

I consider it unlikely that these proposals will have a significant below-ground archaeological impact and have no objections to the development.

## **Publicity and Representations**

The application was publicised by individual notification to 6 surrounding properties.

The expiry date for neighbour publicity was 13 May 2022. No representations have been received

## **Planning Analysis and Appraisal**

### The Key Issues

The key issues in the consideration of this planning application are:

- Principle of the Development
- Design, Character and Appearance and Visual Impact
- Amenity of Future Occupiers
- Impact on the Amenity of Neighbouring Properties
- Traffic Generation, Highway Safety, Access and Parking Issues
- Other Material Planning Considerations

### Principle of the Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in an urban area. Policy CS02 (Scale and Distribution of Development) of

the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development. Domestic extensions, additions and alterations to dwellings are generally accepted as being appropriate in principle within the urban area.

There are therefore no policy objections to the principle of development on this site subject to the proposal complying with the relevant policies relating to design and character of the area, the amenity of future occupiers, the impact on the privacy and amenity of neighbouring properties, highway or parking impacts, and any other material planning considerations.

## Design, Character and Appearance and Visual Impact

### *General Policy Issues*

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. It requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. 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 and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape value, which contribute to local character and sense of place.

It requires new development to be located, designed, and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

*All domestic extensions, additions and alterations should be well designed and located and respect the scale, form, proportions, character and appearance of the main dwelling and the character of the locality.*

*Particular attention should be paid to:*

- *The roof form and roofline.*
- *Window detail.*
- *Architectural features.*
- *Boundary treatments, and*
- *Materials.*

At a national level the National Planning Policy Framework (NPPF) 2021 sets out in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Developments should also ensure that there is a high standard of amenity for existing and future users.

Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

It also states (Paragraph 134) that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

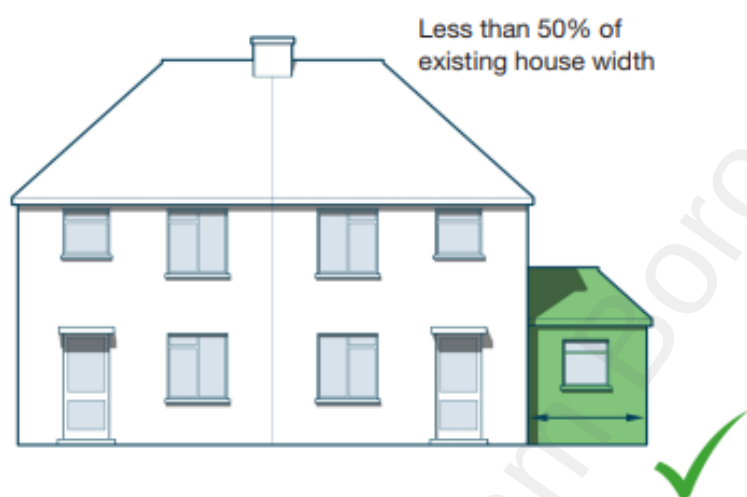
### *Evaluation and Assessment*

The Council's Householder Extensions/Alterations Design Guide SPD (October 2021) states, in respect of single storey side additions, that:

*Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area.*

*Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity.*

*To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below:*



- *Footprint: Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.*

- *Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.*

- *Width: Extensions should generally be no greater than half the width of the original building.*

- *Design: Extensions are of greater visibility and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street*

*The extension is the correct scale, proportion and width, and has the same roof design as the original house.*

*should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.*

- *Materials: Matching external materials and window / door frames should be used.*

- *Overlooking: Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.*

- *Light / Outlook: The 45 / 25-degree rule will be used to assess the impact of the extension on neighbouring light / outlook.*

- *Garden Space: Adequate garden area for the enlarged house should be retained following development.*

In this case the extension is considered subservient to the main dwelling at only 2.75m wide whereas the dwelling has a width of 6.4m. The extension will be more visually prominent coming forward of the dwelling and would be visible when approaching along Dene Holm Road from the east. The design might have been better with a fully pitched or lean to roof coming from the side than the proposed front lean to and flat

section but conversely this would accentuate the visual appearance of the extension perhaps even more. On balance whilst the design could be better it has to be viewed in context and where the adjoining dwelling has a fully flat roof at the front and side, as shown in the case officer photograph below.



Overall, the proposals are of a reasonable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene and will comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

#### Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy 2014 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'.

The Supplementary Planning Guidance Note 2 Residential Layout Guidelines referred to above sets out the Council's standards in relation to private garden areas and internal space standards, amongst other things.

On 25 March 2015 the Government issued a written ministerial statement which introduced new technical housing standards in England and set out how these would be applied through planning policy. From 1 October 2015, existing Local Plan policies need to be interpreted with reference to the nearest equivalent national technical standard. Therefore, for Gravesham, Local Plan Core Strategy policies CS18 Climate Change and CS19 Development and Design Principles, Local Plan First Review saved policies H5 and AP10 and associated guidance in the Residential Layout Guidelines Supplementary Planning Guidance (SPG), should be interpreted by reference to the nearest equivalent new national technical standard.

The Housing Standards Policy Statement and GBC Residential Layout Guidelines are set out in the Council's website via the following link:

<https://www.gravesham.gov.uk/downloads/file/243/residential-layout-guidelines-spg2-inc-housing-standards-policy-statement-2015>

The National Technical Standards require bedroom sizes of 7.5m<sup>2</sup> for a single bedroom and 11.5m<sup>2</sup> for a double bedroom and minimum overall areas of 70m<sup>2</sup> for a 2-bedroom (4 person) unit and 86m<sup>2</sup> for a 3-bedroom (5 person) unit. The development provides acceptable internal living standards according with national space standards with the smallest bedroom being indicated as 11.3m<sup>2</sup>.

The proposal benefits the occupants of the dwelling by providing an additional downstairs bedroom with ensuite bathroom as well an entrance porch. The bedroom will be more of a single person room being quite small at 8m<sup>2</sup>.

Generally, therefore the development will provide a satisfactory living environment for the future occupants of the dwelling in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

It is considered appropriate to include a planning condition that the extension is to be used ancillary to the main dwelling and not separately occupied.

### Impact on the Amenity of Neighbouring Properties

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Safeguarding residential amenity, in terms of privacy, daylight and sunlight and ensuring that all development proposals are fit for purpose and adaptable to meet the need of users are important considerations referred to in Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014.

At a national level Paragraph 130 of the National Planning Policy Framework 2021 indicates that planning policies and decisions should ensure that developments, amongst other things, are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

*Paragraph 9.4.8. Any such development should not have an unacceptable adverse impact on the occupiers of neighbouring properties due to loss of sunlight and daylight or overlooking. Where the potential for an unacceptable adverse impact due to loss of sunlight or daylight exists, an application should be accompanied by a formal assessment undertaken in accordance with policy AM4.*

*Paragraph 9.4.13 Proposals for domestic extensions, outbuildings or other forms of development, which harm the character and appearance of the main dwelling or its locality or have an adverse impact on the amenity of occupiers of neighbouring properties or otherwise are not policy compliant will not be permitted.*

In this case the depth and height of the extension are not considered to result in a material impact on the living conditions of the adjoining properties in terms of loss of light, overlooking or overshadowing.



The extension is set in from the boundary with the neighbour at 24 Dene Holm Road and there is a low fence to the common boundary. The adjoining dwelling is an extended bungalow which becomes two storeys at the rear. The side elevation of that dwelling only has a side entrance porch directly facing the side elevation of the proposed extension with small windows in the side further back that are not materially affected.

There are two windows in the side elevation of the proposed extension, one of which will serve an ensuite bathroom and will need to be obscure glazed only by a planning condition.

It is noted that there have been no neighbour representations or objections to the development at all, and with 6 neighbours notified of the development.

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

### Highways, Access, and Parking Issues

At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4) and Planning Policy for vehicular accesses to classified highways (SPG 6, November 1992).

The GBC Highways Development Management Officer has raised concerns that there appears to be insufficient depth in the front garden to accommodate a porch and a car parked in front of it which should be 6m to accord with KCC standards but if the porch is built this will reduce to 5.4m.

However, since the GBC Highways Development Management Officer has commented the submitted block plan has been revised to show that the applicant also has an existing garage and parking space in front off Chaucer Road (*the right-hand garage in the Google Earth image below*)



Whilst the proposal is not ideal in reducing the depth of parking space in front of the dwelling accessing on to Dene Holm Road the depth is still greater than a standard depth of parking space (5m) and there is additional parking/garaging for the occupants of the dwelling separately from the current dwelling curtilage in Chaucer Road. On that basis it is not considered that a ground of refusal on parking grounds could be sustained.

The development is not likely to generate any additional parking demand or other highway impacts.

As such in respect of parking and highway safety the proposal is not considered to conflict with Gravesham Local Plan Core Strategy Policy CS11 (Transport) or saved Policies T1, T5 and P3 of the Gravesham Local Plan First Review.

## Other Material Planning Considerations

KCC Heritage advise that although the site lies within an area of archaeological potential it is unlikely, however, that these relatively limited proposals will have a significant archaeological impact.

There are no other likely material planning considerations

## **Conclusions and Balancing Exercise**

The proposed development has been fully considered and assessed and is acceptable in design and amenity terms and conforms to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The proposals are of a reasonable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene

The development complies with the adopted residential layout guidelines. The development will provide a satisfactory living environment for the future occupants of the dwelling. The proposal benefits the occupants of the dwelling by providing an additional downstairs bedroom with ensuite bathroom as well an entrance porch.

There are no neighbour objections. Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

It is not considered that the concerns of the GBC Highways Development Management Officer and the potential refusal of the development on parking grounds could not be sustained.

It is therefore considered that the proposals can be supported, and PERMISSION granted but subject to appropriate conditions.

*In the analysis of the planning issues and the subsequent recommendation, consideration has been given to the Human Rights Act and it is concluded that any breaches or interference to individual human rights are reasonable and fair.*

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## **Recommendation:**

The recommendation is for **PERMISSION**, subject to the following conditions, reasons and informatives

## **CONDITIONS AND REASONS**

### Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

**Reason:** In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

## Application Form and Certificates

Drawing No 220311 001 Rev B: Location Plan and Existing and Proposed Block Plans

Drawing No 220311 002 Rev A: Existing Plans and Elevations

Drawing No 220311 003 Rev A: Proposed Block Plans and Elevations

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

**Reason:** In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014).

### Materials

3. All external facing materials used in the development hereby permitted shall match those of the existing dwelling or as indicated and annotated on the approved drawings.

**Reason:** In the interests of visual amenity and to ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014).

### Permitted Development Rights - Windows and Obscure Glazing

4. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in the extension hereby permitted. For the avoidance of doubt the window in the southeast elevation serving the ensuite bathroom shall be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

**Reason:** In the interest of local residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and in order to ensure that any alterations to the permitted scheme may be the subject of a planning application that the Local Planning Authority would wish to determine on its merits.

### Extension as Ancillary

5. The extension hereby permitted shall be used only for ancillary living accommodation in connection with the use of the property as a single-family dwelling as defined by Class C3 (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose and shall not be separately occupied.

**Reason:** In order that any more intensive use of the dwelling as hereby enlarged and extended may be considered on its merits having regard to issues of amenity, traffic safety and the prevailing planning policies and notably Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

### INFORMATIVES: -

#### 1. **DEVIATION FROM APPROVED PLANS**

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

## 2. BUILDING REGULATIONS AND PARTY WALL ACT

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

## 3. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION - TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

## 4. WORKS OF CONSTRUCTION

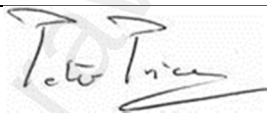
Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Peter Price                                                                      | <b>Team Leader:</b> | Faye Hobbs                                                                            |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 16 June 2022                                                                        | <b>Dated:</b>       | 16 June 2022                                                                          |