

Delegated Report

Householder Planning Application

Planning Application No: 20230079

Location: 77 Tennyson Walk Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Stephen & Inga Oliver

Site Visit Date: 09.03.23

Submitted Documents/Plans

Application Form;
Block Plan as Existing (received on 27.02.23);
Site Location Plan (received on 06.02.23);
Block Plan – Proposed (received on 06.02.23);
Drawing No. A 01 – Ground Floor Plan and Roof Plan as Existing;
Drawing No. A 02 – Ground Floor Plan and Roof Plan – Proposed;
Drawing No A 03 – Elevations – Existing; and
Drawing No. A 04 – Elevations – Proposed.

Relevant Planning History

No relevant 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

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

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 09.03.23 and no responses were received. The overall consultation period expired on 31.03.23.

Officer's Analysis

77 Tennyson Walk is a two storey semi detached property located north east of the highway.



This application proposes the erection of a part width, single storey rear extension.

Proposed Development

The proposal will create space for a new bathroom and separate dining area and will have the following dimensions:

- Height 2.95 (max)
- Depth 3.99m
- Width 5.51m

Design, Character and Appearance

The extension is subservient to the existing dwelling and has been set in from the side elevation,

presumably to facilitate access to the existing garage. It would be constructed with a flat roof, with acceptable external materials including; brickwork and UVPC windows and doors to match the existing. The development is to the rear and will not impact the street scene.

As such, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with these requirements. The RLG (2020) also sets out expected room sizes, and the new diner and kitchen layout would exceed the requirements. Although the shower room at 2.82sqm falls under the 3.60sqm requirement for bathrooms, a shower takes up significantly less space than a bath and as such is considered acceptable.

Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

By virtue of the single storey nature of the development in situ, along with its modest height and the path of the sun, the extension will not cause a detrimental impact on light. Furthermore, it will not cause a sense of enclosure or loss of outlook. Privacy will not pose and issue as the new window in the flank elevation to serve the shower room will be conditioned to be obscure glazed.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd April 2023	Dated:	3rd April 2023