

Delegated Report

Householder Planning Application

Planning Application No: 20220585

Location: 14 Vicarage Drive Northfleet Gravesend Kent

Description: Erection of side and rear single storey extension to facilitate an accessible bedroom and shower area, to achieve ground floor living.

Applicant: Mr Weber

Submitted Documents/Plans

Application Form Dated 30 May 2022;
Drawing no. (02)001 (Existing Ground Floor Plan);
Drawing no. (07)001 (Proposed Ground Floor Plan);
Drawing no. (02)002 (Existing Elevations);
Drawing no. (07)002 (Proposed Elevations);
Drawing no. (07)003 (Existing and Proposed Roof Plan); and
Drawing no. (07)004 (Site Location Plan and Block Plan).

Relevant Planning History

None.

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
- CS20 – Heritage and Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development affecting Conservation Areas

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
- 16 – Conserving and enhancing the historic environment

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- The Hill, Northfleet Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

KCC Highways and Transportation

This proposal does not meet the criteria to warrant involvement from the Highway Authority.

KCC Public Rights of Way and Access Service

Public Right of Way NU7 lies to the west of the site and may be affected by the application. It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface distributed and there must be no encroachment on the current width at any time now or in the future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

GBC Highways

No comment received.

GBC Conservation Officer

No comment received.

Neighbouring properties

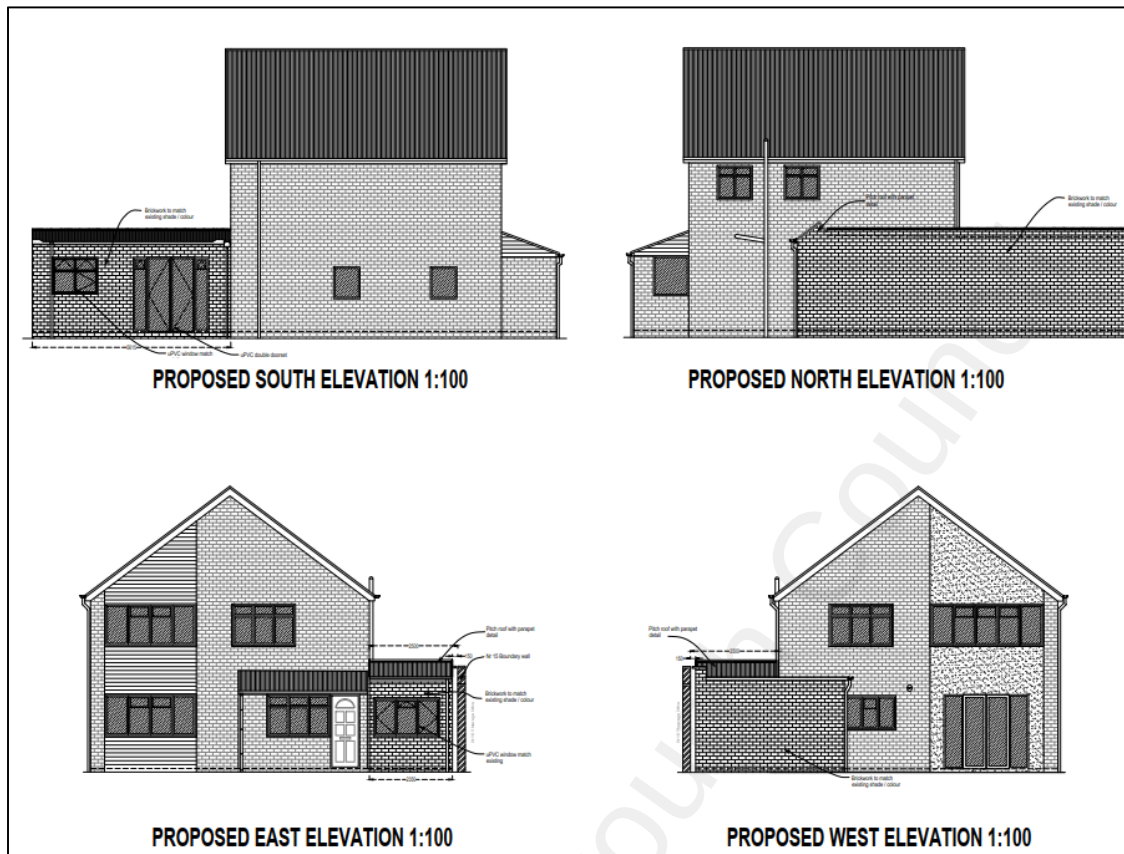
10 surrounding properties were consulted and a site notice was displayed. The overall consultation period expired on 29 July 2022 and no representations have been received.

Officer's Analysis

Design, Character and Appearance

This is an application for a single storey side and rear extension to facilitate an accessible bedroom and shower room area, to achieve ground floor living. 14 Vicarage Drive is a two storey detached property in use as a single family dwelling. The property itself has not been previously extended although there is a detached garage in the rear garden. The Agent has confirmed via email that this is to be removed as part of this application. The front garden is hard-paved to accommodate off-street parking.

The proposed extension is a part side and part rear extension. It extends to the side of the property by 2.3 metres and beyond the rear elevation by 5.6 metres. The extension is set back from the front elevation by 4 metres. It is designed with a flat roof with a parapet along the edge and faux pitch at the front. The extension is to provide wheelchair accessible accommodation to the property.



Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed extension is considered to be well designed and not excessive in size. It is only part the width of the rear elevation which minimises its bulk. The side element of the extension is sufficiently set back from the front elevation not to affect the overall appearance of the existing property. This also safeguards the appearance of the street scene. There is no detrimental loss of a gap within the street scene due to the single storey nature of the extension and the set back. It is therefore in accordance with the design policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The application is to provide wheelchair accessible accommodation at ground floor level. As such the rooms are generously sized to accommodate wheelchair movements. The space provides a bedroom and wet room which is accessible through the house, and also the garden area. It is not independently accessible. The rooms are appropriately sized and are provided with adequate natural light, with sufficient privacy.

The property currently has four bedrooms and it is important to ensure that the proposed extension does not result in a substandard garden area remaining. The property currently has a large outbuilding/garage in

the rear garden;



The Agent has confirmed that the outbuilding will be demolished to make room for the extension. It will result in a garden area of 131m² remaining which is considered satisfactory. A condition will be added stating that prior to above ground works, the garage must be demolished in its entirety. The Agent has agreed with this approach.

Overall, it is considered that the proposal would have an acceptable impact on the amenity of future occupiers in accordance with Policy CS19 of the Local Plan Core Strategy, Residential Layout Guidelines and the Technical Housing Standards.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received.

The proposed extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity and there are no issues of overshadowing. The neighbouring property has an existing extension to the side and rear which the proposal will be adjacent to. There are no windows to result in any loss of privacy to adjacent properties.

The impact of the proposed extensions on the amenity of surrounding properties has been thoroughly assessed and there are not considered to be any issues. Neighbour amenity has been safeguarded in accordance with Policy C19 of the Local Plan Core Strategy 2014.

Parking and Highways

There is no impact on parking or highways issues with this proposal.

Any Other Material Planning Considerations

Conservation Area – the site falls within The Hill, Northfleet Conservation Area buffer zone. Vicarage Drive is a comparatively modern estate, with the properties opposite the application site adjoining the conservation area to the rear. As such due to the distance from the Conservation Area, the proposal is not considered to affect the setting of the Conservation Area.

Public Rights of Way - Public Right of Way NU7 lies to the west of the site and may be indirectly affected by the application. An informative will be added to the decision informing the applicant of this.

KCC Heritage (Archaeology) – although the site is within an area of archaeological potential, the proposal is unlikely to have any significant below-ground archaeological impact.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposed extension is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Miss Faye Hobbs	Team Leader:	Mr Shazad Ghani
Signed:		Signed:	<i>S. Ghani</i>
Dated:	02 August 2022	Dated:	02 August 2002