



Delegated Report

Householder Planning Application

Planning Application No: 20221012

Location: 30 Oaklands Road Northfleet Gravesend Kent

Description: Erection of a Single Storey Shower Room at rear

Applicant: Mr and Mrs Kulwinder More

Site Visit Date: 16 November 2022

Submitted Documents/Plans

Householder Planning Application form;
Red line site boundary plan;
Drawing no. 01 Existing ground floor layout;
Drawing no. 02 Existing first floor layout;
Drawing no. 03 Existing roof plan;
Drawing no. 04 Existing elevations;
Drawing no. 05 Proposed ground floor layout;
Drawing no. 06 Proposed first floor layout;
Drawing no. 07 Proposed roof plan;
Drawing no. 08 Proposed elevations;
Letter dated 06 September 2022; and
Site photographs.

Relevant Planning History

Reference	Description	Decision	Decision Date
19780793	Erection of a single storey extension at the rear to provide an enlarged kitchen dining room	Permitted	02.10.1978

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 the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised to four neighbouring properties by letter. One representation has been received and is summarised as follows;

- Queries whether the proposal can be added to the existing extension.

Officer's Analysis

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. It would be subservient in size and scale to the building and would not be out of character with it. As a rear extension, the proposal would not be widely visible and it is noted that no. 32 Oaklands Road has a similar depth conservatory. Overall it is considered that the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

According to the Residential Layout Guidelines (June 2020) (RLG), a three bedroom dwelling should have a minimum garden area of 60 square metres with a depth of 10 metres. Currently the application site has a 43 square metre rear garden with an 8.4 metre depth (excluding a shed), which is well below the RLG requirement.

The proposed development would reduce the rear garden area of the application property to 38.3 square metres, with depth of between 8.4 to 6.7 metres, which could be detrimental to the living conditions of future occupiers. It is noted that the existing shed would further reduce the usable garden space.

However it is also noted that the third bedroom at the application property is very small and would not meet the size requirement for a single bedroom in the Nationally Described Space Standard (2015) and that for a 1-2 bedroom dwelling, the RLG minimum garden area is 37 square metres with a depth of 7.6 metres. Furthermore a condition can be included on any planning permission granted which precludes the erection of future extensions and outbuildings using permitted development rights, in order to protect the size of the residual garden.

In addition, the proposed development would improve the living conditions for future occupiers by providing an accessible shower room at ground floor level.

In order to prevent a loss of privacy for future occupiers, the proposed shower room window should be conditioned to be permanently obscure glazed.

On balance and with the condition suggested, it is considered that the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 28 and 32 Oaklands Road (located to the west and east respectively). Nos. 15 and 17 Mulberry Road are located to the south and nos. 23 to 27 Oaklands Road are located to the north, across the roadway.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking or overbearing impacts to the occupiers of the surroundings dwellings.

The proposed development would be located in close proximity to an existing conservatory at no. 32 Oaklands Road and as such, some adverse overshadowing impacts to that property may occur. However due to the design of the proposed development (a low pitched roof with a maximum height of 2.6 metres) and to the orientation of the properties (no. 32 would be located to the east), the overshadowing impacts would not be so sufficient as to warrant the refusal of planning permission.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2, in an area of multi-period archaeological potential, a smoke control area and is in close proximity to a gas pipeline (along the site frontage). However, as the works would be relatively minor and would be located within the confines of an existing residential garden, it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. Advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The query from a local resident is noted and in response, it is considered that the above discussion provides a detailed assessment of the proposed development in planning terms.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to shower room window

No further extensions/outbuildings

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
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Signed:	K Joyce	Signed:	
Dated:	17th November 2022	Dated:	17 November 2022

Gravesham Borough Council