

Delegated Report

Householder Planning Application

Planning Application No:	20240635
Location:	103 Tennyson Walk Northfleet Gravesend Kent
Description:	Demolition of porch and shed and erection of a double storey side extension.
Applicant:	Sarah Honour
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 01 (Location and site plans, photos and CGIs)
Drawing no. 02 (Proposed floor plans and elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20190840	Single storey rear extension with a depth of 3.925 metres, maximum height of 3.228 metres and eaves height of 2.964 metres.	Prior approval not required	12.09.2019

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (June 2020)
- Technical Housing Standards – nationally described space standard (2015)
- SPG4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Consultations, Publicity and Representations

Neighbouring Properties

The application has been advertised by individual neighbour letters to 4 properties and on site. The overall consultation period expired on 7 August 2024.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

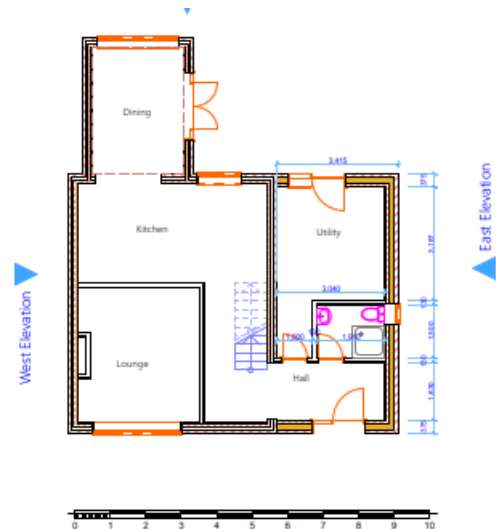
This application seeks permission for the demolition of an existing porch and shed at the side of the property and the erection of a double storey side extension.

The side extension will project 3.4m to the side and retain 1m space alongside the extension up to the (south-eastern) flank boundary. The ridgeline and front and rear building lines for the extension will be a continuation of the existing. The proposed materials for the extension will also match the existing.

Proposed front and rear elevations and ground and first floor plans:

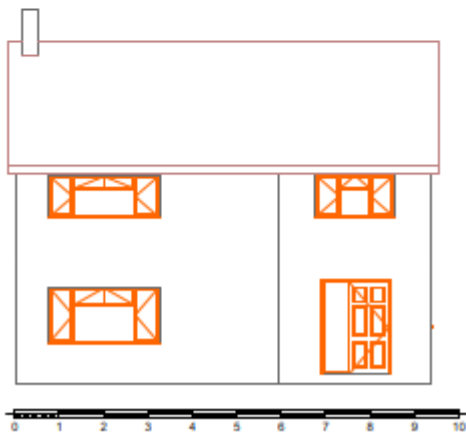


North Elevation Proposed

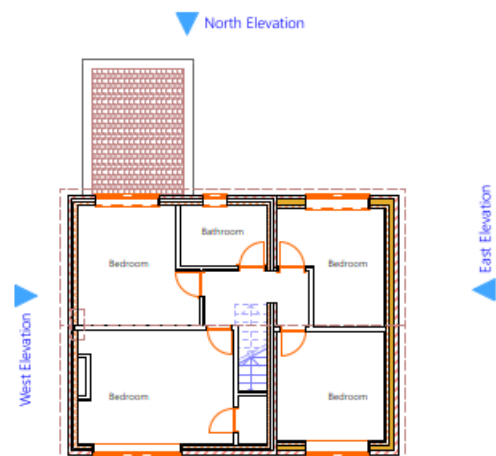


South Elevation

11 GF Ground Floor Proposed 1:100



South Elevation Proposed



North Elevation

The proposed extension will increase the number of bedrooms in the property from two to four, and will include a larger hallway, utility room and downstairs shower room on the ground floor. There will be no windows on the flank elevation at first floor level.

Principle Issues

The site lies within the urban boundary of Northfleet, and as such, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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 135 of the NPPF 2023 also 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 property lies within the urban boundary and comprises a semi-detached dwelling. The site is surrounded by other residential dwellings, but is adjoined to the south-east by an area of amenity land with a path leading from Tennyson Walk through to Chiffinch Gardens to the rear (north-east) of the site.

Current Google Earth Images:





The proposed two storey side extension is subservient in terms of its size and will not therefore unbalance the property. Whilst the ridgeline and front building line are not set down and back as sometimes necessary with two storey side extensions, in this case there will be no terracing effect due to the presence of the existing amenity space at the side of the property. The character of buildings in the road is varied, with terraced and semi-detached dwellings, and the proposed design will fit in with this character. The materials should be conditioned to match the appearance of the existing property. It would not therefore have a detrimental impact on the visual amenity of the property itself, or the street scene in general.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and respects the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The size of the extension is acceptable with regards to the provision for future occupiers, and the size of the rear garden will remain in excess of the 60m² minimum garden area required for a 3 or more bedroom

property. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would safeguard the amenity of future occupants.

Neighbouring Properties

Due to the position of the property adjacent an open amenity space, the proposed extension is positioned away from neighbouring buildings. It will not project behind or in front of the existing front and rear building lines. There are no flank windows at first floor level, and therefore no additional overlooking over and above what would be expected in such a residential area.

There have been no objections from neighbouring properties, but regardless of this, the proposal comprises an extension that would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours.

The proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014.

Parking and Highways

Whilst some existing parking space would be lost at the side of the house, there is existing off-road parking provision that would be maintained to the front (at least 1 space) and the proposal would have no impact on this provision or on access.

The parking standard for a dwelling with 4 or more bedrooms is a maximum of 3 spaces. Whilst there are less than 3 existing spaces at the property, this is a maximum standard, and there is additional space for parking to the front should it be required. The property is also within the urban area, close to public transport and local services and facilities and therefore may not require additional cars. Furthermore, there have been no neighbour objections in relation to parking.

There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed two storey side extension is considered to be acceptable in terms of the design and impact on the application building and on the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1, T5 and P3 of the Local Plan 1994, and paragraphs 115, 131, and 135 of the NPPF 2023. The application is accordingly recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	5 September 2024	Dated:	5th September 2024