

Delegated Report

Householder Planning Application

Planning Application No: 20221078

Location: 223 Dover Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension.

Applicant: Mr T Altin

Site Visit Date: 19.12.22

Preliminary Matters

The agent was emailed on 23.01.23 due to plan inconsistencies. Revised block plans with site location plan were received on 24.01.23 to address the inaccuracies. These revisions did not require re consultation to be carried out.

Submitted Documents/Plans

Application Form;
Drawing No. P01 P2 – Floor Plans and Elevations – existing and Proposed;
Drawing No. P01 P3 – REVISED Block Plan – Existing with Site Location Plan; and
Drawing No. P01 P3 – REVISED Block Plan – Proposed.

Superseded Plans

~~Drawing No. P01 P1 – Block Plan – Existing with Site Location Plan; and~~
~~Drawing No. P01 P1 – Block Plan – 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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 19.12.22 and no comments were received. The overall consultation period expired on 13.01.2023.

Officer's Analysis

223 Dover Road is a two storey end of terrace property located south of the Highway.

Google Image



This application proposes a single storey rear/side part infill extension.

Design, Character and Appearance

The development will create space for an enlarged kitchen/dining area by infilling the area adjacent to the existing two storey outrigger. It will have a flat roof and the following dimensions:

- Height 2.36m
- Width 1.43m
- Depth 3.03m

The external materials to be used in the construction of the development is not listed within the plans or application form. As such the decision will be conditioned to ensure the materials will match the existing. The extension is single storey, subservient to the existing dwelling and located to the rear of the property. Although the development could be seen from the adjacent path, it will not have a detrimental impact on the character or appearance of the local area, and would instead be an improvement on the wooden/plastic lean-to extension noted on site:



Therefore, the proposal is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The plans indicate that the ground floor will incorporate an open plan layout. As such it is considered that the proposed room sizes comply with Gravesham's Residential Layout Guidelines (RLG) (2020.) Minimum private garden area is also set out by the RLG (2020) and the resultant space exceeds both the depth and area requirements. As such the proposal 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 responses have been received for this application.

The development in situ is not considered to detrimentally impact the amenity of neighbouring properties in terms of privacy, loss of light, outlook or sense of enclosure. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Historic Landfill

The site is within the Springhead Road, Northfleet Power Station and Dykes Pit Historic Landfill buffer zones and as such, the decision will be subject to a condition relating to a watching brief.

Archaeology

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

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed single storey rear/side extension is subservient to the main dwelling and does not detrimentally impact the character and appearance of the local area. 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:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	25 th January 2023	Dated:	26 January 2023