



Delegated Report

Householder Planning Application

Planning Application No: 20230034

Location: 14 Marina Drive Northfleet Gravesend Kent

Description: Erection of 3 Storey Side Extension, New Driveway and Drop Kerb

Applicant: Mr Grant Goldup

Site Visit Date: 6/3/23

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: 22/10/01 (Existing Floor Plans)
- Drawing No: 22/10/01 (Existing and Proposed elevations)
- Drawing No: 22/10/01 (Proposed Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19900083	Erection of three storey side extension to form garage at semi basement level, enlarged lounge/ diner at ground floor with two bedrooms and bathroom over.	Permitted	26.04.1990
19750572	Erection of a garage and garden shed	Permitted	14.10.1975

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T5 – Access to the Identified Highway Network

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no highway objections, I note the carriage crossover has already been constructed. However, I would like to see the following conditions.

1. *The drive is to be constructed from a bound permeable material in accordance with the manufacturer's instructions.*

A 2m x 2m pedestrian visibility splay is to be provided in the garden immediately adjacent to the drive with nothing over 600mm above footway level within it.

Neighbouring properties

The application was advertised by way of letter to 9 surrounding properties. The consultation period expired on 28th February 2023 and no comments were received.

Analysis

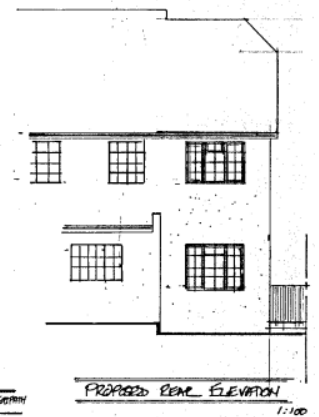
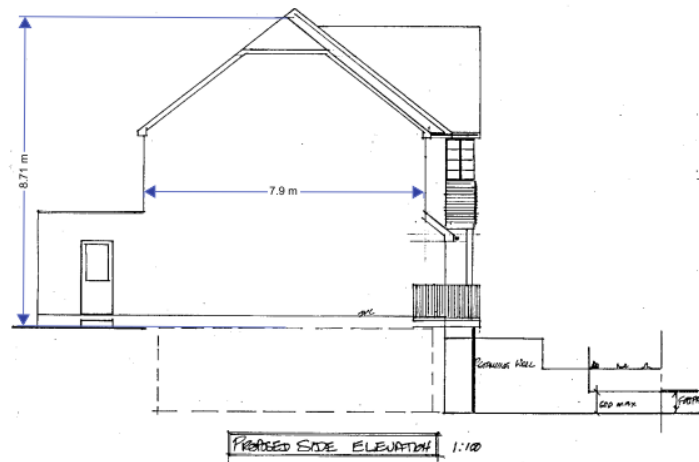
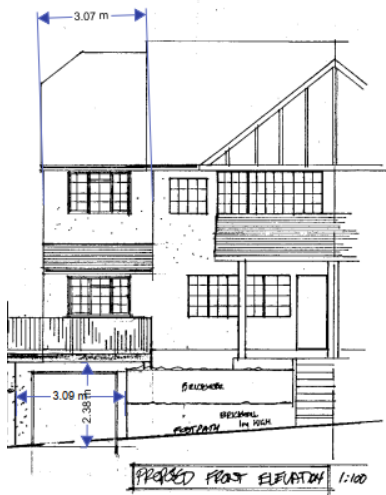
Proposal

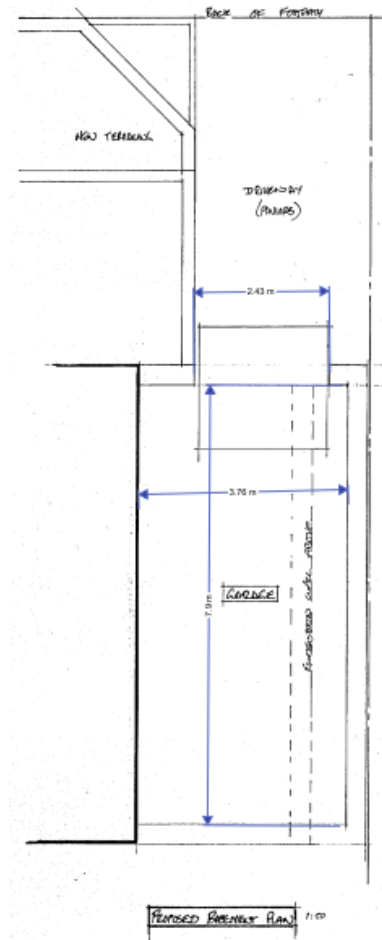
The application proposed the erection of 3 Storey Side Extension, New Driveway and Dropped Kerb. The three storey side extension will project approx. 3m from the existing flank elevation and will have an overall height of approx. 11m over three storeys. The extension will have height of approx. 8.7m over the two storeys of the main house.

The extension will include a window in the front elevation at ground and first floor level to serve a lounge and a bedroom and a garage door will be introduced at the basement level to allow for a garage/storage area. There will be a further two windows introduced at first and ground floor level to serve a bedroom at first floor level and a lounge at ground floor level.

To the front the garden will be subject to major engineering works which will see the garden levelled out on

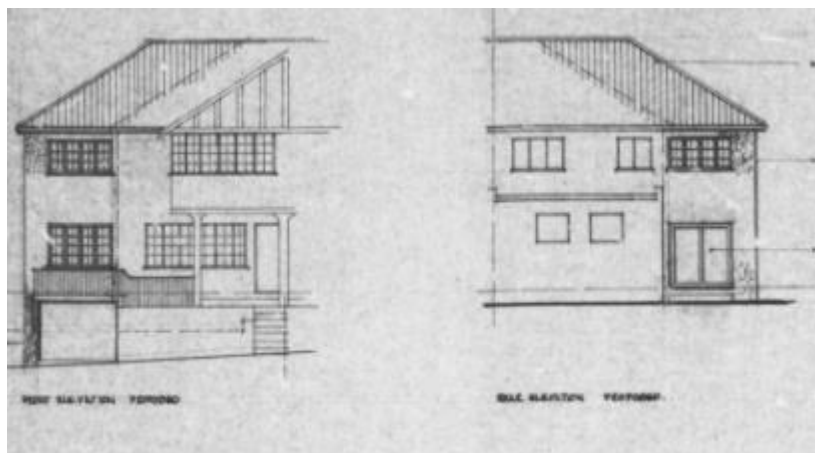
the south western side to create a driveway and to provide access to the garage. The remaining garden will be retained in its current form.





Character and Appearance

The application site is a two storey semi detached house. The site is in a prominent position and is placed on higher land to the neighbouring properties. The front of the property is slopes down to the southwest with steps leading up to the front entrance of the property. The property was granted permission for a similar side extension under planning application 19900083.



The property also appears to have a hip to gable enlargement which is also possible under permitted development rules, this has been constructed at some point between 2020 and 2021. There is also a single storey rear extension which has most likely been erected under permitted development as it only projects some 3m. The proposal is largely similar to the previously approved application, except in this current

application the side extension demonstrates subservience in the form of a set down from the ridge and a set back from the principle elevation. The roof form has also been changed to a gable end to match the roof of the main dwelling.

SPD4 - Householder Extensions/Alterations Design Guide (2021) states:



Side extensions should be set back and set in to avoid the 'terrace effect'.

It should also be noted that No. 16 Marina Drive which is positioned on the western side of the application site has previously had a two storey side extension permitted and built and so this proposal is not out of character within the area and would not harm the wider street scene.



The proposal demonstrates appropriate design and will be constructed using appropriate materials. The proposed garage also not harm the streetscene and so the proposal is deemed to comply with the requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal will see the introduction of an additional bedroom which will increase the parking requirement at the site and requirement for garden space. Post development there will be approx 143sqm of garden space which is adequate for a property of this size.

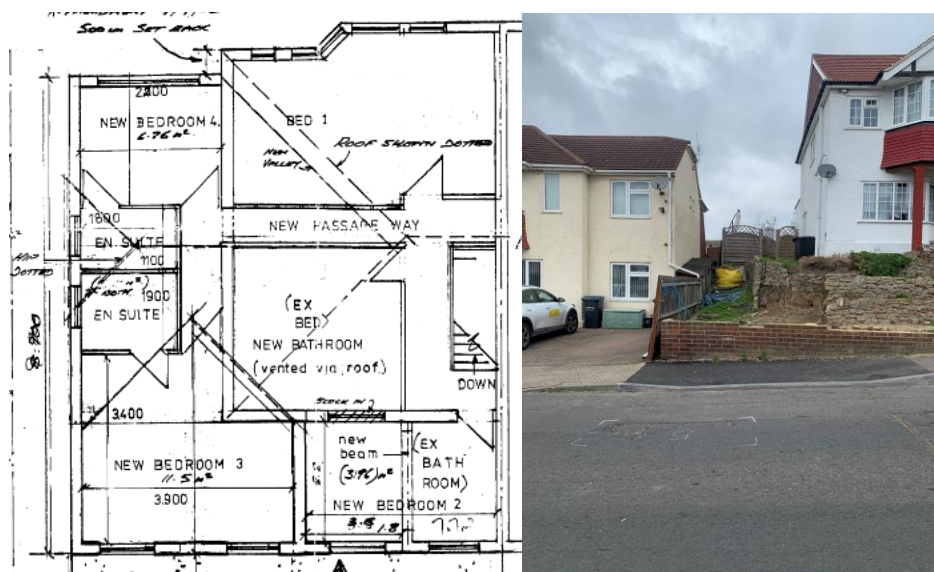
The smallest bedroom will be 7.7sqm which is compliant with the Council's technical standards for bedrooms and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact the amenity of the adjoining property known as No. 12 Marina Drive as the bulk of the proposed works will be positioned on the Southwestern side of the application site and so it will not be visible from this property.

The property known as No. 16 Marina Drive is positioned to the west of the application site and so naturally will experience some overshadowing from the morning sun especially as this property is positioned on lower ground. The proposed two storey side extension will not exacerbate this any further and so it is not considered to materially harm light levels. In terms of privacy, there are no windows proposed in the flank elevation and so the privacy of this property is maintained.

The neighbouring property at No. 16 Marina Drive has two small windows positioned in its flank elevation which face the application site, these windows are positioned at first floor level and plans show that these serve ensuite shower rooms and so there are no concerns that the proposal would impact No.16's outlook levels.



The proposal adequately safeguards the amenity of neighbouring properties.

Parking and Highways

There is adequate off-road parking at the application site to accommodate the required parking need as a result of the increase in bedroom sizes. A planning application granted under reference 19750572 allowed for the erection of a garage to rear of the property which can accommodate some off-road parking, furthermore the proposed driveway will allow for additional off road parking as will the garage.

The proposed garage is of an appropriate size to accommodate a car, it is also noted that there is a dropped kerb already in place and some work appear to have been commenced in the front of the property. The proposed driveway will be conditioned to ensure that the driveway is constructed using permeable materials.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	5th April 2023	Dated:	5th April 2023