

Delegated Report

Householder Planning Application

Planning Application No: 20230912

Location: 49 Coulton Avenue Northfleet Gravesend Kent

Description: Demolition of the existing rear conservatory and erection of single storey rear extension.

Applicant: Mr Mohammad Hasan

Site Visit Date: 21.09.23

Preliminary Matters

The plans show development has been carried out on site in terms of the rear dormer extension. There is no planning history for this development, however, it may have been carried out under permitted development rights. This application is dealing with the proposed single storey rear extension only, and any approval, should it be forthcoming, does not indicate approval of other works undertaken on site.

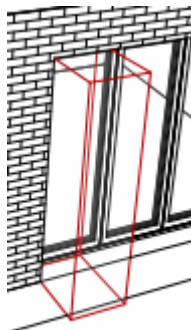
In addition, during the course of the application an existing and proposed cross-section drawing to show the land levels and retaining wall was requested, as it was noted that excavation would need to be carried out to facilitate the new extension in situ. These additional plans were provided on 2.11.23 and accepted by the local planning authority.

Submitted Documents/Plans

Application Form;
OS Plan (received on 31.08.23);
Block Plan – Existing (received on 31.08.23);
Block Plan – Proposed (received on 31.08.23);
Drawing No. 1001 – Ground Floor Plan – Existing;
Drawing No. 1002 – First Floor Plan – Existing;
Drawing No. 1003 – Second Floor Plan – Existing;
Drawing No. 1004 – Roof Plan – Existing;
Drawing No. 1005 – Ground Floor Plan – Proposed;
Drawing No. 1006 – Roof Plan – Proposed;
Drawing No. 2001 – North East Elevation – Existing;
Drawing No. 2002 – North West Elevation – Existing;
Drawing No. 2003 – South East Elevation – Existing;
Drawing No. 2004 – South West Elevation – Existing;
Drawing No. 2005 – North East Elevation – Proposed;
Drawing No. 2006 – North West Elevation – Proposed;
Drawing No. 2007 – South East Elevation – Proposed;
Drawing No. 2008 – South West Elevation – Proposed;
Drawing No. 8001 – 3D Plans – Proposed;
Drawing No. 3001 – Cross Section – Existing; and
Drawing No. 3002 – Cross Section – Proposed.

Plan Note

The red box on the 3D Plans (Drw No. 8001) is considered to be erroneous and has not formed part of this assessment:



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

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.

National Planning Policy Framework (2023)

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments received.

GBC – Environmental Protection

No objection or comments to make.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 21.09.23 and no responses were received. The overall consultation period expired on 13 October 2023.

Officer's Analysis

49 Coulton Avenue is a two storey mid-terraced property located to the north east of the highway.



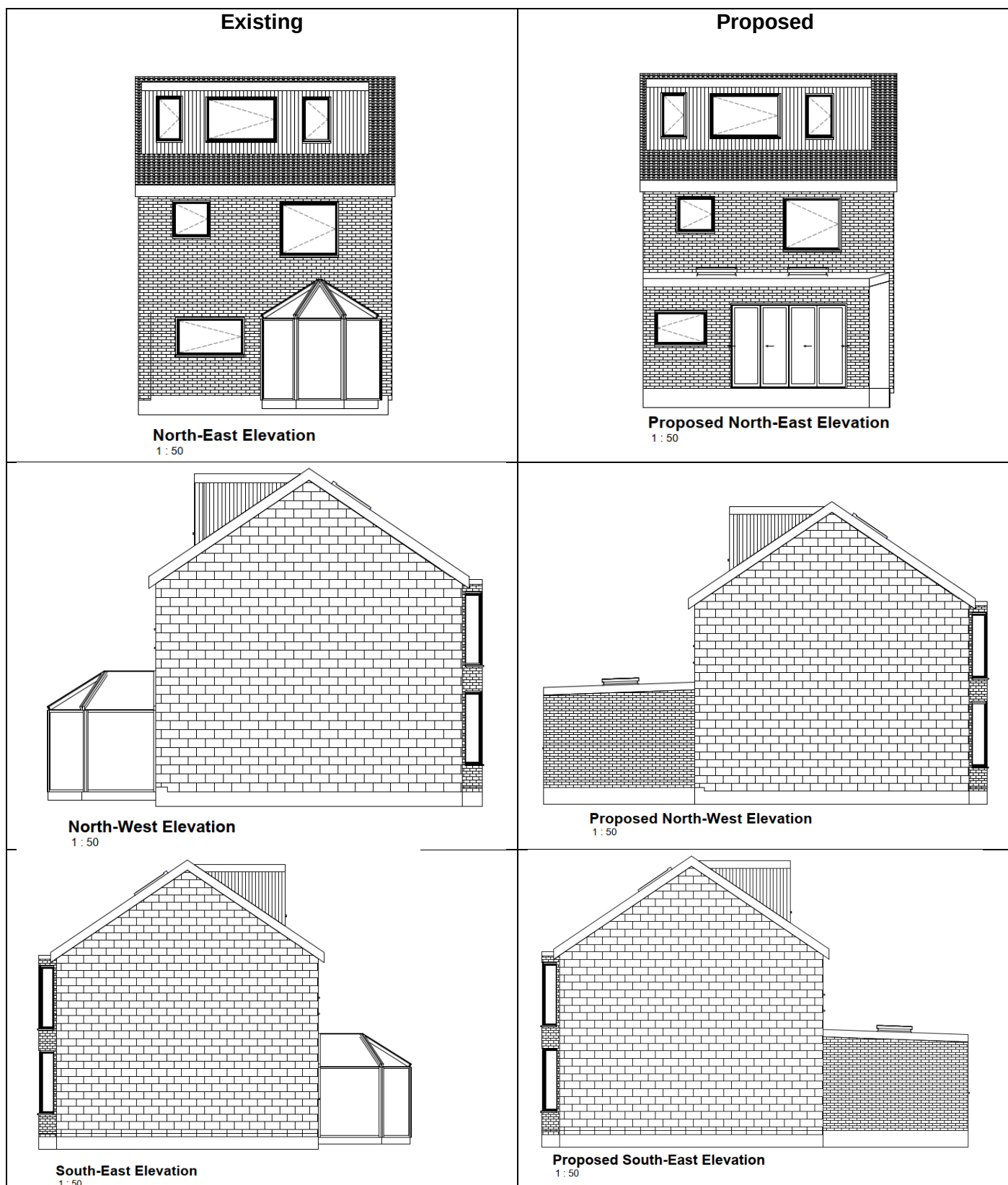
This application proposes the demolition of the existing rear conservatory and erection of a single storey rear extension.

Proposed Development

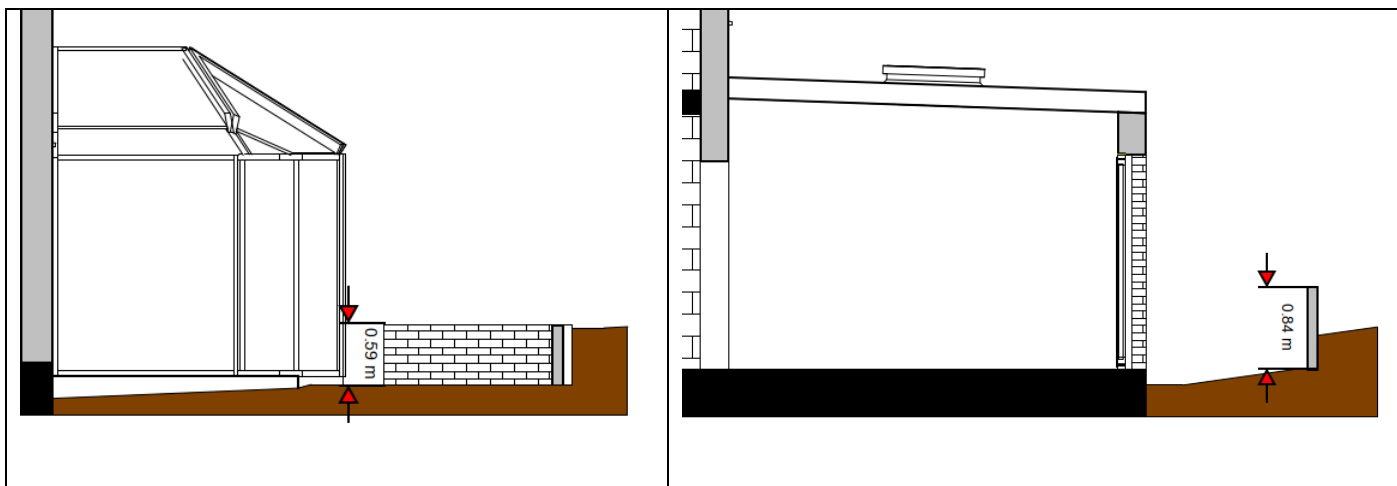
The proposal would create additional floor space and a new bathroom. It would have the following dimensions:

- Height 3.47m (3.58m including rooflight)
- Eaves Height 3.32m
- Depth 4.28m

- Width (max) 6.33m



In addition, excavation would need to be carried out to facilitate the extension, along with a new retaining wall in the rear garden:



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed extension is fairly substantial, however it has been designed to be proportionate to the existing dwelling and site and is not considered to be overly excessive. The extension would be constructed using appropriate external materials to compliment the existing dwelling including brick walls to match the existing, a flat roof and UPVC and aluminium fenestration. The development would not be visible from the public vantage point and therefore would have no impact on the street scene.

Overall, the proposal is considered to be in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The new bathroom does fall below the requirement at 2.08sqm, however, it is noted there are other facilities existing on the other floors of the property. Therefore, on balance, the proposal sufficiently satisfies both the garden area and room size requirements. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application, however, neighbouring amenity shall be assessed below.

In situ, the proposed development is not considered to cause harm in terms of loss of light, loss of outlook or cause a sense of enclosure. No windows are proposed in the flank elevations. In addition, there is an existing rear extension at No. 47 Coulton Avenue and No.51 Coulton Avenue is situated on a higher land level than No. 49. Furthermore, the extension is single storey.

Overall, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns with regards to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Historic Landfill

The site lies within the historic landfill buffer zones; Dykes Pit and Northfleet Power Station. Gravesham Environmental Team raise no objection and have no comment to make

Conclusion

The proposed development would be constructed using acceptable external materials and is overall considered to be a sympathetic addition to the existing dwelling. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

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:	7 th November 2023	Dated:	07 November 2023