



Delegated Report

Householder Planning Application

Planning Application No: 20221219

Location: 18 Brook Road Northfleet Gravesend Kent

Description: Retention of a single storey rear extension.

Applicant: Ms Jaz Kaur Dehr

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 11/11/2022;
Drawing number AT – 18 – 02 – A (Site Location Plan);
Drawing number AT – 18 – 03 – A (Block Plan); and
Drawing number AT – 18 – 01 – A (Elevations and Floor Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20221137	Single storey rear extension with a depth of 5.00 metres, maximum height of 2.90 metres and eaves height of 2.80 metres.	Withdrawn	14.11.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

No responses received

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period expired on 6th December 2022.

Officer's Analysis

Design, Character and Appearance

18 Brook Road is a three bedroom, mid-terrace property located on the Western side of the highway. The property is set on a road which slopes down from the South with the properties staggered in height. The property has rear vehicular access with a garage.



The application proposes the retention of a single storey rear extension. The extension has a flat roof at the height of 2.88m. It extends beyond the rear wall by 5m at maximum and has a width of 5.93m.

The extension is constructed to an 'L' shape and creates space for an extended kitchen and WC. There is a

roof lantern, a rear window and doors out on to the garden and a window to the side elevation serving the WC. The extension is constructed with a felt roof and cavity wall and facing brickwork and will be finished to match the original property.

The development hereby proposed is not excessive in size or bulk, is constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that a three-bedroom house should retain a garden with a minimum depth of 10m and a minimum area of 60m². Whilst the application retains a post garden depth of approx. 12.6m, the post development area measures at 57.5m², slightly below the recommended guidelines. However as this is such a marginal shortfall, it would be unreasonable to refuse the application on these grounds. As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The application includes a window to the flank elevation, serving the WC. The window is positioned 4m from the neighbouring boundary treatment and will be conditioned to be obscure glazed. Therefore the window to the flank elevation does not have a detrimental impact on the privacy of the neighbouring property known as 18A Brook Road.

The development does not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the extension is not excessive in size and has a flat roof at a height of 2.88m. This is not considered to result in any significant overshadowing for the neighbouring properties.

No neighbour representations have been received.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, is constructed using appropriate materials and has no impact on the street scene. The development will safeguard the amenity of future occupiers and does not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12 th December 2022	Dated:	14 December 2022

Gravesham Borough Council