



Delegated Report

Application No:	20211116
Location:	50 Fleet Road, Northfleet, Gravesend DA11 8EE
Description:	Demolition of existing conservatory and erection of a single storey rear extension.
Applicant:	S Elvin
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 September 2021.

Site location and block plan received 16 September 2021.

Drawing no. B01 (existing and proposed plans) received 13 September 2021.

Drawing no. B02 (proposed floor plan and section) received 13 September 2021.

Relevant Planning History

None relevant.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

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)

Consultations, Publicity and Representations

Neighbouring properties

The application was advertised by individual letters to four neighbouring properties. No letters of representation have been received and the consultation period expired on 12 October 2021.

Analysis

Proposal

This application seeks planning permission for the demolition of existing conservatory and erection of a single storey rear extension. The proposed extension will project approx. 3.1m to the rear and will extend the full width. The roof will be 3.334m high to the highest point of the pitch. The proposed extension will provide for a dining room, WC and utility room.

Character and Appearance

The application site is a semi-detached chalet bungalow with a drive way to the front and a conservatory to the rear. The properties are mainly semi-detached chalet bungalows, many of which have been extended.

To the rear of the properties are a mix of extensions and outbuildings and therefore the principle of an extension to the application site is acceptable. In terms of scale and proportion the proposed extension is similar to others within the vicinity and is in keeping with the original dwelling.

The proposed extension therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 which seeks to ensure development conserves and enhances the character of the local built environment.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

The remaining garden area exceeds that required by the adopted Gravesham Residential Standards and therefore there is no impact to amenities of future occupiers.

Overall, it is considered that the proposal would have an acceptable impact on the amenity of future occupiers in accordance with Policy CS19 of the Local Plan Core Strategy, Residential Layout Guidelines and the Technical Housing Standards.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objections to the proposal were received.

No. 52 is located to the east of the application site and has a single storey rear extension. The proposed extension will project further than this but only by approx. 1.2m. Due to this and the overall height closest to this neighbour of approx. 2.4m at this point together with existing boundary treatment of approx. 1.8m no impact with regards to loss of privacy, sunlight, daylight or outlook will occur.

No. 48 is a sufficient distance away (over 5m) with adequate boundary screening to ensure that there will be no loss of amenity to this neighbour.

The proposed development therefore accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Parking and Highways

The proposed extension will result in no changes to off road parking or the number of bedrooms at the property and therefore no objections are raised on highway grounds.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 2 November 2021.	Dated: 03 November 2021