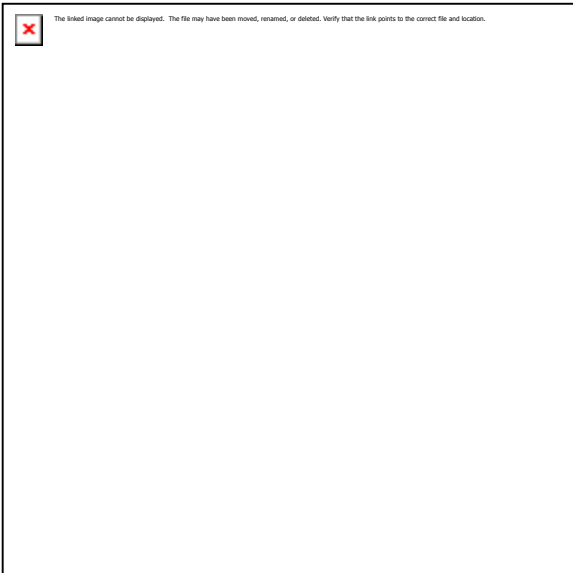




Delegated Report

Householder Planning Application

Planning Application No: 20220146

Location: 8 First Avenue Northfleet Gravesend Kent

Description: ·*REVISED·* Retention of a single storey rear extension

Applicant: Mr Maninder Sanghera

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 28/01/2022;
- Site Location Map Received 24/02/2022;
- Block Plan Received 24/02/2022;
- Drawing No: 2163-001 (Existing Ground Floor Plan) Received 28/01/2022;
- Drawing No: 2163-002 (Existing First Floor Plan) Received 28/01/2022;
- Drawing No: 2163-003 (Existing Side Elevations) Received 28/01/2022;
- Drawing No: 2163-004 (Proposed Ground Floor Plan) Received 28/01/2022;
- Drawing No: 2163-005 (Proposed First Floor Plan) Received 28/01/2022 and;
- Drawing No: 2163-006 (Proposed Side Elevations) Received 28/01/2022.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210324	Single storey rear extension with a depth of 8.00 metres, maximum height of 3.60 metres and eaves height of 3.00 metres.	Prior Approval Not Required	20.04.2021

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

Consultations, Publicity and Representations

KCC Heritage

No Objections

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letter to three surrounding properties. The consultation period expired on 17th March 2022 and two comments were received. One was in support of the application and one was opposed to the application.

The main points raised in the objection were:

- Impact on Privacy due to proximity and height of windows in flank elevation
- Loss of View
- Development is “obtrusive” and exceeds “what is reasonably acceptable”

The supporting comment stated that there are similar length extensions on the same side of the Road and so there was no objection.

Analysis

Proposal

The proposal seeks retrospective permission for a partially erected single storey rear extension which was granted permission via the prior approval route on 20/04/2021 under reference 20210324.

The current proposal seeks an 8.2m single storey flat roof rear extension which will span the entire width of the property. The extension will have an overall height of no more than 2.96m and will include a total of four windows in either flank elevation (two per side) The extension will also include double doors in the rear elevation to allow for views and access to the rear garden.

Character and Appearance

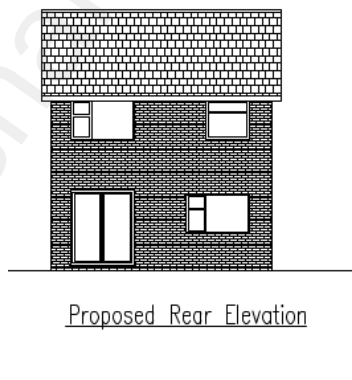
The application site is a modest detached bungalow with a generous rear garden. The property was previously granted permission under the prior approval route on 20/04/2021 under reference 20210324 to erect a single storey rear extension to project no more than 8m from the rear elevation.

The applicant has since commenced the works, however the extension is some 8.2m when measured externally and is therefore contrary to permission 20210324.

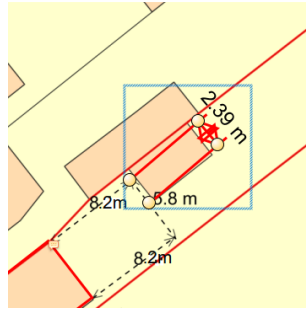
The existing bungalow measures approx. 60sqm and the proposed extension will measure approx. 45sqm which is over half the size of the original dwelling. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that a rear extension should not dominate the original property as they can cause the site to appear over developed.

Futhermore SPD4 also states extension should avoid inserting any flank windows as this would allow increased overlooking and views into neighbouring gardens. The proposal includes the insertion of flank windows in both flank elevations which directly overlook into the neighbouring boundaries.

Also it is noted that the proposed rear elevation is incorrect as it does not show the rear extension.



It is also noted that the proposal shows a garage on the block plan, however a site visit revealed that this garage has since been demolished.



It should be noted that the current proposal is not assessed under the GPDO as the previous permission for prior approval, the current permission assesses the application under planning policy.

The proposal by virtue of its size and design would be an incongruous addition which would not respect the scale of the host dwelling and would therefore be harmful to the character and appearance. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light received to the neighbouring property known as No.6 First Avenue as the property is located North of this site and so the path of the sun would still allow for adequate sun light. In terms of outlook there may be some loss of outlook to what appears to be a rear door which may also serve as a window to a room which may serve a lounge area, however this would not be liable to cause material harm which could be considered a reason for refusal. In terms of privacy the proposal does show two windows in the flank elevation which directly look into the direction of No.6 First Avenue. The windows are liable to cause harm in the form of overlooking and perceived surveillance due to their size, positioning and proximity to Number 6.

The neighbouring property located to the North also known as No.10 First Avenue has a garage in the rear garden which the proposed extension will run along. The neighbouring property also already has a window in the flank elevation of a single storey rear extension. This window is liable to suffer from some loss of light and outlook post development, however this extension was most likely built under permitted development rules and so this window would not have formed a part of the original dwelling. The proposed extension at the application site will also have windows in the flank elevation which will directly look into the garden of No.10 and the window of the existing rear extension.

The proposal will result in an unacceptable loss of privacy to Nos. 6 & 10 First Avenue. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2021.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposed rear extension by virtue of its size and design would be an incongruous addition which would not respect the scale of the host dwelling and would therefore be harmful to the character and appearance. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed extension will result in an unacceptable loss of privacy to Nos. 6 & 10 First Avenue. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127f of the National Planning Policy Framework 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 th April 2022	Dated:	8 th April 2022