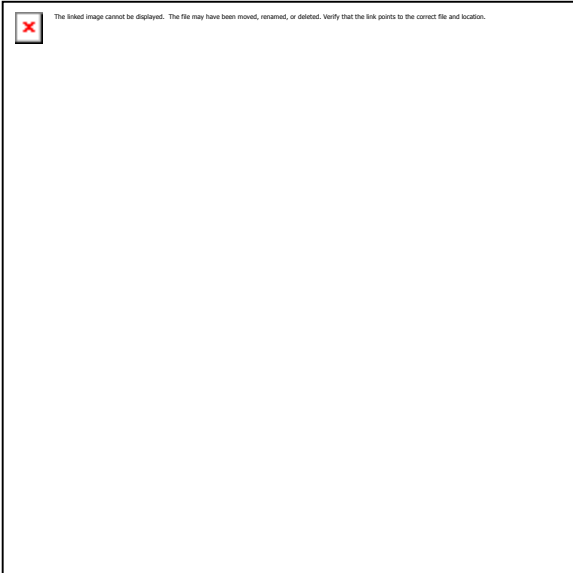




Delegated Report

Householder Planning Application

Planning Application No: 20220192

Location: 7 Davis Avenue Northfleet Gravesend Kent

Description: Erection of a single story rear extension, construction of a rear dormer extension and conversion of the roof space into habitable rooms.

Applicant: Mr Beard

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form dated 22nd February 2022; and
Drawing No. GRA/22007/P.

Relevant Planning History

No planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

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

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Technical Housing Standards – Nationally Described Space Standards (2015)

Householder Extensions/Alterations Design Guide SDP (2021)

Consultations, Publicity and Representations

Consultees

KCC Heritage - The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The consultation period expired on 17 March 2022 and no representations received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a single story rear extension, construction of a rear dormer extension and conversion of the roof space into habitable rooms. The single storey rear extension will extend 2.7m x 2.3m from the rear and infill to the existing building line. It will have a pitched roof up to 3.6m high with 2 velux windows. Aerial photographs show that many of the surrounding houses have erected similar extensions. It will extend the existing kitchen diner and replace an existing lean to extension

The rear dormer will create an additional bedroom and ensuite. It will have a flat roof and will project out approximately 3.4m. The dormer will be 4.36m wide and take up most of the roof. The height is approximately 0.19 m above the existing ridge height. It will be approximately 0.25m up from the bottom of the roof slope and set in approximately 0.15m away from the shared boundary with No. 5 and 0.38m with No. 9 Davis Avenue.

The proposed materials will match the existing.

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a two storey, terraced property in use as a single dwelling located in a residential area of Northfleet where many of the surrounding properties have single storey extensions and there are also other large rear dormers in the vicinity.

The proposed single storey rear extension is a minor increase to bring this part of the building into line with the projecting part of the building in to line and will not be seen from any public vantage point. The rear dormer is dominant within the roof but similar to others in the area. As such it is considered that the proposal would not harm the appearance of the dwelling and would be in keeping with the area.

The proposed extensions are considered typical of the area and are appropriate in terms of their size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials match the existing, the proposed alterations are considered acceptable in design terms.

As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 2021.

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 (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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 bedroom and ensuite sizes meet the Government's Technical Housing Standards and Gravesham's residential layout guidelines. The rear garden would be over 60sqm and over 10m deep to meet the Gravesham standard for a 3 bedroom property. The proposal is in accordance with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

In relation to the proposed dormer, in this built up area with residential properties in close proximity to each other, it will not cause any significant loss of privacy. It would be worth conditioning the bathroom window to be obscure glazed to protect privacy, however. The location of the dormer within the roof will not result in any loss of light or overshadowing to neighbouring properties. The single storey rear extension would not cause any loss of light or privacy, nor have any dominant impact on neighbouring properties. The proposal is in accordance with Policy CS19 of the Core Strategy 2014 in respect of neighbour amenity.

Parking and Highways

The parking requirements for the property would not increase as a result of the proposal because the standards for 2 and 3 bedroom properties are the same. There is on street parking to the front of the dwelling and a garage to the rear. Although there is not sufficient off-street parking, it is noted that the vehicle standards are maximums not minimums. There have been no objections in relation to parking in the area and the proposal would not impact on the highway. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposal is considered to be acceptable in terms of the design and impact of the alterations on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

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

Case Officer:	Karen Cronin	Team Leader:	Miss Faye Hobbs
Signed:	K. Cronin	Signed:	
Dated:	1st April 2022	Dated:	01 April 2022