

Delegated Report

Householder Planning Application

Planning Application No: 20230719

Location: 160 Beaumont Drive Northfleet Gravesend Kent

Description: Demolition of existing conservatory and construction of single storey rear extension

Applicant: Mr R Dhiman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/07/2023;
Drawing Number 01 (Floor Plans and Elevations with Block Plan and OS Plan – Existing); and
Drawing Number 02 (Floor Plans and Elevations with Block Plan – Proposed).

Relevant Planning History

No relevant history

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

Ward Councillors – No comment received

Neighbouring properties

2 surrounding properties were consulted and a site notice was displayed. No responses were received. The overall consultation period ended on 23 August 2023.

Officer's Analysis

Design, Character and Appearance

160 Beaumont Drive is a mid-terrace two storey dwellinghouse located on the southern side of the highway. The property is block paved to the frontage for off road parking with a garage to the rear.



The application proposes the demolition of the existing conservatory to the rear of the property and the erection of a single storey extension.

The extension will have a flat roof at the height of 2.8m, will extend beyond the rear wall by 3.5m and have a width of 5.4m.

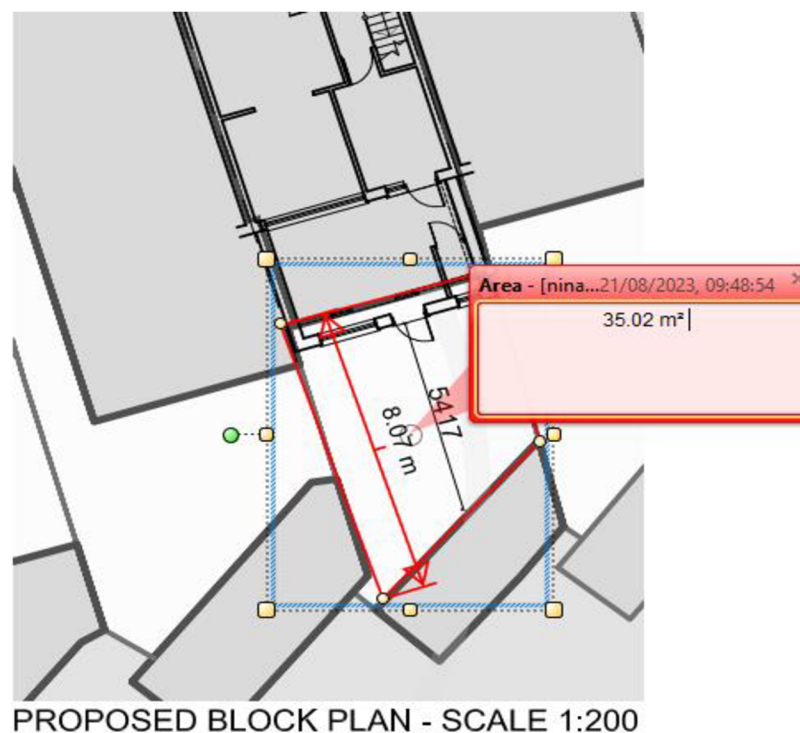
The proposal will create space for an additional living area. It will be finished with brickwork and UPVC windows and doors to match the existing dwelling.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have 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 SPG 2 - Residential layout guidelines (RLG) (2020) state that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m.

The garden, post-development of rear extension, will have a maximum depth of 8.07m, meeting the recommendation. The area, post development, will be 35.02m², which is below the recommended guidelines.



However, the extension is replacing an existing structure of a similar depth. As such the proposal does not result in a significantly reduced garden depth than currently exists. Although not ideal, the proposal does not worsen the existing situation.

The extension provides an additional family room which is considered satisfactory in size.

Therefore, the application is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Due to the modest height of the proposed extension, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure. No representations have been received.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of 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, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have 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:	24 th August 2023	Dated:	24 August 2023