

Delegated Report

Householder Planning Application

Planning Application No: 20220886

Location: 63 Harden Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Nigel Luck

Site Visit Date: 15.06.22 (undertaken for previous application)

Preliminary Matters

This application was originally submitted to include construction of a vehicular access over grass verge as per previously refused application 20220537. The agent was contacted on 01.09.22 to advise the application as submitted was invalid, and also to give the opportunity to remove the crossover element from the application as this would not be supported by the Local Planning Authority. Revised plans/documents were provided, and the application for the erection of a single storey rear extension was revalidated on 13.09.22.

Submitted Documents/Plans

Application Form;
Block Plan - Existing (received 12.08.22);
Block Plan - Proposed (received 13.09.22);
Drawing No. PL001 – Floor Plans and Elevations – Existing and Proposed;
Site Location Plan - Existing (received 12.08.22); and
Site Location Plan – Proposed (received 13.09.22).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220537	Erection of a single storey rear extension and construction of a vehicular access over grass verge.	Refused	25.07.2022

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

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

- SPG2 - 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC - Highways Officer

Comments from Gravesham's Highways Officer were provided in relation to the proposed crossover and prior to revalidation. Therefore, they are not relevant to this proposal.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 21.09.22 and no responses were received. The overall consultation expiry date was 14.10.22.

Preliminary Matters

Planning permission was refused for the erection of a single storey rear extension and construction of a vehicular access over grass verge under application reference number 20220537 on 25.07.22 on the following grounds:

1. The proposed extension dominates the original property and is a disproportionate, bulky and unsympathetic addition which is poor design by virtue of exceeding the width of the dwelling. The development is therefore contrary to Gravesham's Design Guidance SPD (2021), as well as Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

2. The proposed vehicular access would have a detrimental effect on the character and appearance of the street scene. The development would interrupt the grass verge by forming a hard paved/tarmac access which would reduce biodiversity and have an adverse impact on the visual appearance of the surrounding area. The proposed development fails to provide any biodiversity opportunity and instead reduces biodiversity opportunity by removal of the grass verge, contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS), Section 15 NPPF (2021) and Section 12 NPPF (2021).
3. The driveway hereby proposed is substandard and has insufficient depth to parking vehicles contrary to Gravesham's Design Guidance SPD (2021), Kent County Council's parking standards (SPG 4), Policy CS19 (LPCS) and Section 12 NPPF (2021.)

This current application has removed the vehicular access over grass verge from the proposal. It therefore stands to be assessed whether this resubmission addresses grounds of refusal 1.

Officer's Analysis

63 Harden Road is a two storey semi-detached corner property located to the east of the highway.



This application proposes the demolition of the existing rear store and erection of a single storey rear extension.

Design, Character and Appearance

The single storey rear extension will create space for an open plan kitchen/diner, utility room and bathroom. The revised plans show that the extension will have the following dimensions:

- Height 3.40m (with an eaves height of 2.24m)
- Width 7.04m
- Depth 4.48m

It has been designed to be subservient to the existing dwelling, with the dual pitch roof now designed to run in symmetry with the existing dwelling. In addition, the window placement is considered acceptable and is sympathetic to the windows at first floor level in terms of shape and alignment. Furthermore, the external materials of the new extension are acceptable and will match the existing; brick walls, tiled roof and white UPVC windows and doors.

As such, it is considered that reason for refusal 1 has been overcome and the proposal is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed room sizes comply with the Nationally Described Space Standard (2015) and the Council's SPG 2 - Residential layout guidelines (RLG) (2020). The resultant garden area and depth is in accordance with the RLG (2020.) As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021.)

Neighbouring Amenity

The extension and crossover would not cause any material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. No windows or doors are proposed in the flank elevation of the extension facing No. 61 Harden Road so privacy will not pose an issue. Furthermore, it is considered the extension will not cause a detrimental loss of light because the development is single storey, and there is an existing single storey rear extension at No. 61 Harden Road. As such, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Groundwater Source Protection Zone

The site lies within Groundwater Source Protection Zone 2. The proposed development would be unlikely to have an effect on this constraint due to the shallow nature of the foundations.

Conclusion

The application has been fully considered and has satisfactorily addressed the previous grounds for refusal (1) and is in accordance with local and national planning policy.

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24 th October 2022	Dated:	24th October 2022

Gravesham Borough Council