



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240290

**Location:** 18 Marks Square Northfleet Gravesend Kent

**Description:** Retention of single storey rear extension.

**Applicant:** Mr Lewis Brown

**Site Visit Date:** 04 July 2024

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Drawing no. 001 Rev. A Red line site boundary plan and original layouts, elevations, section and block plan; and  
Drawing no. 002 Rev. A Proposed layouts, elevations, section and block plan.

### Procedural issues

The case officer noted at the site visit, that the dwelling has a rear dormer extension that is not shown on the submitted drawings. Therefore, the number of bedrooms at the application property is likely to be at least four and it is on that basis, that the application has been determined. As such, the omission of the dormer from the drawings has not undermined the determination of the application.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                       | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20240164  | Application for the approval of conditions 5 and 7 attached to planning permission reference number 20220590 relating to full details of the new boundary treatments to the site including any retaining structures (5) and full details of soft landscaping within the garden area of the existing dwelling (7). | Approved  | 14.06.2024    |
| 20240109  | Application for the approval of conditions 5, 6, 12, 13, 14, 15 and 16 attached to planning permission reference number 20220175 relating to External Materials, Boundary Treatments, Cycle Storage, Electric Charging Point, Soft Landscaping, Ecological Enhancement and Refuse Storage.                        | Approved  | 14.06.2024    |
| 20220590  | Erection of a two storey side extension.                                                                                                                                                                                                                                                                          | Permitted | 26.07.2022    |
| 20220175  | REVISED DESCRIPTION<br>Erection of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front.                                                                                                      | Permitted | 30.05.2022    |

|          |                                                        |           |            |
|----------|--------------------------------------------------------|-----------|------------|
| 20110548 | Change of use from amenity land to residential garden. | Permitted | 24.08.2011 |
|----------|--------------------------------------------------------|-----------|------------|

## 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
- CS20 – Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

### National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021); and

## Consultations, Publicity and Representations

### Consultees

None

### Neighbouring properties

The application was publicised to five neighbouring properties by letter. No representations have been received and the consultation period expired on 04 June 2024.

## Officer's Analysis

### Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2023 (NPPF 2023) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2023 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The application property is a semi-detached dwelling, which has been extended over two storeys to the side (under planning permission reference 20220590) and by a dormer extension in the rear roof slope (using permitted development rights). The application site is a corner plot and in the side garden, a new dwelling has recently been constructed (under planning permission reference 20220175).

The proposed development comprises of a single storey rear extension with a depth of five metres that extends across the full width of the rear elevation and has a height of 2.7 metres with a flat roof. The proposed extension has already been constructed and as such, this application would result in its retention.

It is noted that under permitted development, an extension with a depth of up to six metres and a height of up to four metres could be erected at the application site without planning permission (provided that prior approval is granted).

The proposal would result in a sizable increase in built development at the application site but due to the proposed flat roof and rear location, this would not be widely visible in the surrounding area. The proposed facing materials and general design approach would match with the existing building.

Whilst the overall amount of built development at the application site is significant, much of the works are in line with that which can be built using permitted development rights. Therefore, a refusal on overdevelopment grounds would not be justifiable.

Overall, the proposed development would be acceptable in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), paragraph 135 of the NPPF 2023 and the Householder Extensions/Alterations Design Guide SPD (2021).

#### Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would significantly reduce the size of the rear garden at the application site and due to the alterations to the dwelling, the number of bedrooms at the property has increased. It is noted that, with the dormer and side extension, the property has increased from two bedrooms to at least four. The RLG requires a four or more bedroom dwelling to have a minimum private amenity space of 100 square metres with a minimum depth of 10 metres.

A new private side/rear garden is available at the application site (formed following the approval of discharge of conditions application 20240164) and this residual private amenity space would be some 90 square metres in area, with varying depths. As such, the residual garden area would not meet the RLG requirements. However, in light of the fact that the proposed extension would meet permitted development

size criteria and because the garden area shortfall is relatively small, it is considered that there would be no significant adverse residential amenity impacts.

In order to ensure that the private garden area is not reduced further in future, conditions can be attached to any planning permission granted to ensure that the new side garden and its boundary treatments are retained permanently and that no outbuildings are erected at the application site.

Overall, the proposed development would not be detrimental to the living conditions of future occupiers and the proposed development would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

#### Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the RLG are relevant.

The closest residential properties to the application site are nos. 16 and 20 Marks Square (located to the north and south west respectively). Nos. 13 Tillage Gardens and 11 Barley Drive are located to the east across the roadway. In addition, the new dwelling in the side garden of the application site, is located to the north.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

It is noted that the application site and no. 20 Marks Square are north west facing and so there would be little or no adverse impacts to sunlight at no. 20 and although the depth of the proposed development is significant, the extension has a flat roof with a height of 2.7 metres, which would mean that there would be no significant loss of daylight at no. 20.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the western side elevation of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks has occurred, then it is considered that there have been no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

#### Suggested Conditions

Development in accordance with the approved plans  
No openings in western flank elevation  
Retention of side garden area and boundary treatments  
No outbuildings

## Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 4th July 2024                                                                     | <b>Dated:</b>       | 04 July 2024                                                                        |