



Delegated Report

Application No:	20211366
Location:	119 Landseer Avenue, Northfleet, Gravesend DA11 8NW
Description:	Erection of a single storey side extension.
Applicant:	Adam Charlick, Peabody
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 3 November 2021.

Drawing no. (07)002 (elevations) received 3 November 2021.

Drawing no. (07)001 (proposed layout) received 3 November 2021.

Drawing no. (02)001 (existing layout) received 3 November 2021.

Drawing no. (07)001 (location and block plan) received 3 November 2021.

Relevant Planning History

None

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Highway Development Management Officer

I have no objections to this proposal there is already a bedroom downstairs and this proposal just makes room for a bathroom.

Neighbouring properties

The application has been advertised by individual letters to four neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for a single storey side extension. The extension will project approx. 3.3m to the side and will be 4.853m deep. It will be approx. 3.737m high to the highest part of the pitched roof. Internally it would provide for a downstairs bathroom and relocation of the downstairs bedroom.

Character and Appearance

The application site is a two storey semi-detached dwelling with a spacious side garden and low-level boundary wall. The rear garden is bounded by an approx. 2m high boundary wall. The character of the street is two storey semi-detached dwellings. There are large areas of grass verge and open areas.

The proposed extension will be located to the side of the dwelling on the area of garden to the side of the property which is currently open. Due to the size of this part of the garden, the majority of the space will remain. The extent of projection is in keeping with the original dwelling, and those surrounding it, in terms of scale and proportion. The proposed extension will be set back from the front elevation and will appear subservient to the original dwelling and the pitched roof will complement the dwelling.

The proposed extension therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposal will be located to the side and therefore will not impact on the outside amenity space

to the rear and therefore no objections are raised in terms of the amenity of future occupiers.

Neighbouring Amenity

There are no neighbours within close proximity of the proposal. Due to this and the single storey nature of the extension, no concerns are raised with regards to loss outlook, privacy, sunlight or daylight.

The proposed extension therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 in terms of amenity.

Parking and Highways

The number of bedrooms is not increasing and there will be no changes to the off road parking arrangements and therefore no objection is raised.

Conclusion

The proposed extension will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the above-mentioned Policies and is recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 14 December 2021.	Dated: 15 th December 2021