

Delegated Report

Householder Planning Application

Planning Application No: 20210996

Location: 18 Mayfield Road Northfleet Gravesend Kent

Description: Demolition of existing half width single storey extension and erection of a full width single storey replacement extension to rear.

Applicant: Mr Michael Britten

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
OS Plan 1:1250
OS Plan 1:500;
Block Plan – Existing;
Block Plan – Proposed;
Drawing No.MKB/07/21/1 – Existing Plans & Elevations; and
Drawing No.MKB/07/21/2 - Proposed Plans & Elevations.

Relevant Planning History

20070583 - Application for Lawful Development Certificate for the proposed construction of a dormer extension in the rear roof slope and conversion of roof space into a bedroom with ensuite bathroom/wc

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

None.

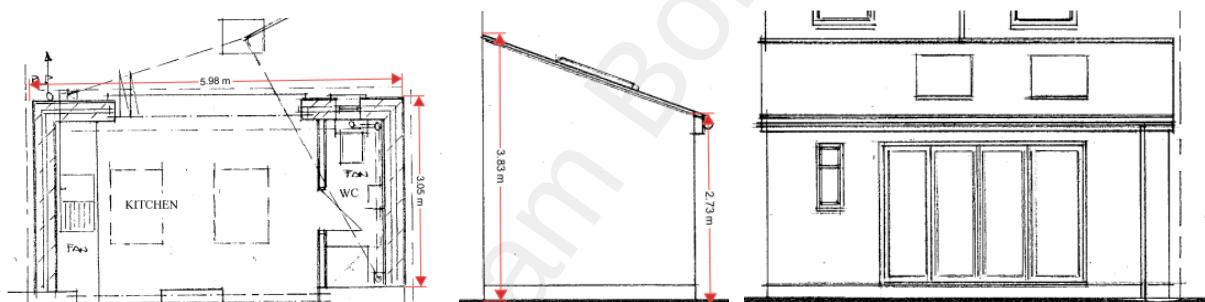
Neighbouring properties

7 surrounding properties were consulted and a site notice was also displayed. The overall expiry date for comments was 1.10.21 and no comments received.

Officer's Analysis

Design, Character and Appearance

The proposal is for the demolition of the existing single storey extension and erection of a 3.05m deep 5.98m wide mono pitch single storey extension with a mono pitch roof.



The development would not have a negative impact on the street scene (it is to the rear) and the extension is in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) 2014 and Section 12 of the National Planning Policy Framework (NPPF) 2021.

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria within Policy CS19 (LPCS), 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.

Amenity of Future Occupiers

The proposal would provide acceptable living conditions that safeguard the amenity of future occupiers in terms of light, privacy and garden amenity space in accordance with Policy CS19 (LPCS).

Neighbouring Properties

The single storey extension would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). A condition will be included that there should not be any openings in the flank elevation of the extension.

Any Other Material Planning Considerations

No other issues arise which warrant consideration.

Conclusion & Recommendation

The proposed development is deemed acceptable and complies with local and national planning policy.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	4 th October 2021	Dated:	04 October 2021