

Delegated Report

Householder Planning Application

Planning Application No: 20211385

Location: 143 Dene Holm Road Northfleet Gravesend Kent

Description: Demolition of existing conservatory and erection of a single storey rear extension.

Applicant: Chloe Hayward

Site Visit Date: Desktop

Submitted Documents/Plans

Application form;
Drawing no. (P)001 – Location Plan;
Drawing no. (P)100 – Existing Plans and Elevations;
Drawing no. (P)005 – Existing and Proposed Site Plan; and
Drawing no. (P)200A – Proposed Plans and Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)
- Householder Extensions Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

4 surrounding properties were consulted plus site notice – overall consultation expiry date was 10 December – no responses received.

Officer's Analysis

Site Description and Proposal

The application site consists of a two storey semi-detached dwelling. The property has two existing conservatory's on the rear elevation. It is proposed to remove these and erect a new single storey rear extension. The existing conservatory's are 3.1m in depth, 6m in width and 2.7m at its highest point with its mono pitched roof. The north-east flank elevation is a solid brick wall and the south west flank elevation is glazed with a lower brick panel. The proposed extension would be 4.2m in depth (1.1m more than the depth of the existing conservatory's) and 2.7m in height. It would extend across the rear extension and also extend out 1.2m from the south west flank elevation. The extension would have a flat roof with sky lantern centrally placed. Both flank walls would be solid masonry with no windows or doors. In the rear elevation would be a set of bi-folding doors and a single window. The extension would be used as a dining room, utility room and wc.

Design, Character and Appearance

The new extension would be the same height as the existing but would be 1.1m greater in depth than the existing and extend 1.3 to the side. However, this slightly larger extension than the existing is still modest and in keeping with the scale of the host dwelling and the flat roof design on what is a proposed single storey extension on the rear of the property is in keeping and sympathetic. In this regard the proposal is compliant with Policy CS19 (LPCS).

Amenity of Future Occupiers

The property would still retain a garden area and rear garden depth which would exceed the minimum standards in SPG2 (garden depth = 14.7 and garden area = 118 sq.m). The proposal would still provide sufficient amenity and living conditions for occupiers and in this regard the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

No. 141 Dene Holm Road

This property has an outbuilding such that due to its positioning the proposed extension would be cause no harm to the nearest window on the rear of no. 141 with regards overshadowing or loss of light. There are no windows proposed in the flank elevation facing no. 141 and so no overlooking.

No. 145 Dene Holm Road

The slightly larger proposed extension being 1.1m greater in depth than the existing extension would not cause any undue impact on no. 145. Although the extension would be slightly bigger than existing conservatory in terms of depth, being single storey it would not cause any undue overshadowing to no. 145. The extension would fail the 45 degree test on plan but not on elevation therefore denoting there would be no overshadowing caused. There are no windows proposed in the flank elevation facing no. 145 so no overlooking.

The proposal would therefore protect the amenity of neighbouring properties and in this regard the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would add no additional bedrooms or affect existing parking arrangements, as such there would be no impact on parking or highway safety and in this regard the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed extension would be acceptable in terms of design, character and appearance, would not cause harm to the amenity of the occupiers of neighbouring properties and not raise any issues concerning parking or highways safety. As such the proposal is compliant with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	31 st December 2021	Dated:	31 December 2021