



Delegated Report

Application No: 20211482
Location: 29 Northridge Road, Gravesend, Kent, DA12 5AZ
Description: Erection of a single storey rear extension.
Applicant: Mr Barry Pattison
Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form received 1 December 2021;
Drawing no. NTH2 (Existing/Proposed Elevations) received 1 December 2021;
Drawing no. NTH3 (Existing Ground Floor Plan) received 1 December 2021;
Drawing no. NTH4 (Proposed Ground Floor Plan) received 1 December 2021;
Drawing no. EB1 (Existing Block Plan) received 7 December 2021;
Drawing no. EB2 (Proposed Block Plan) received 7 December 2021;
Drawing no. SE3 (Existing/Proposed Side Elevations) received 7 December 2021; and
Drawing no. NTH1 (Existing/Proposed Rear Elevations) received 7 December 2021.

Relevant Planning History

There is no planning history relating to the property.

Development Plan

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

T1 – Impact of Development on the Highway Network
P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

SPD – Householder Extensions/Alterations Design Guide (October 2021)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

KCC Heritage

No comments.

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties, and on site. The consultation periods expired on 1 and 4 February 2021 respectively.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the erection of a single storey rear extension, comprising an additional reception room at the property.

The extension will infill an existing space to the side of an existing rear addition. It will project approximately 3.3m to the rear of the property to match the existing addition, which will result in an extension across the whole width of the house. It will have a pitched roof to match the existing addition up to 3.7m at the top of the pitch. The eaves height would be approximately 2.4m. The proposed materials will match the existing.

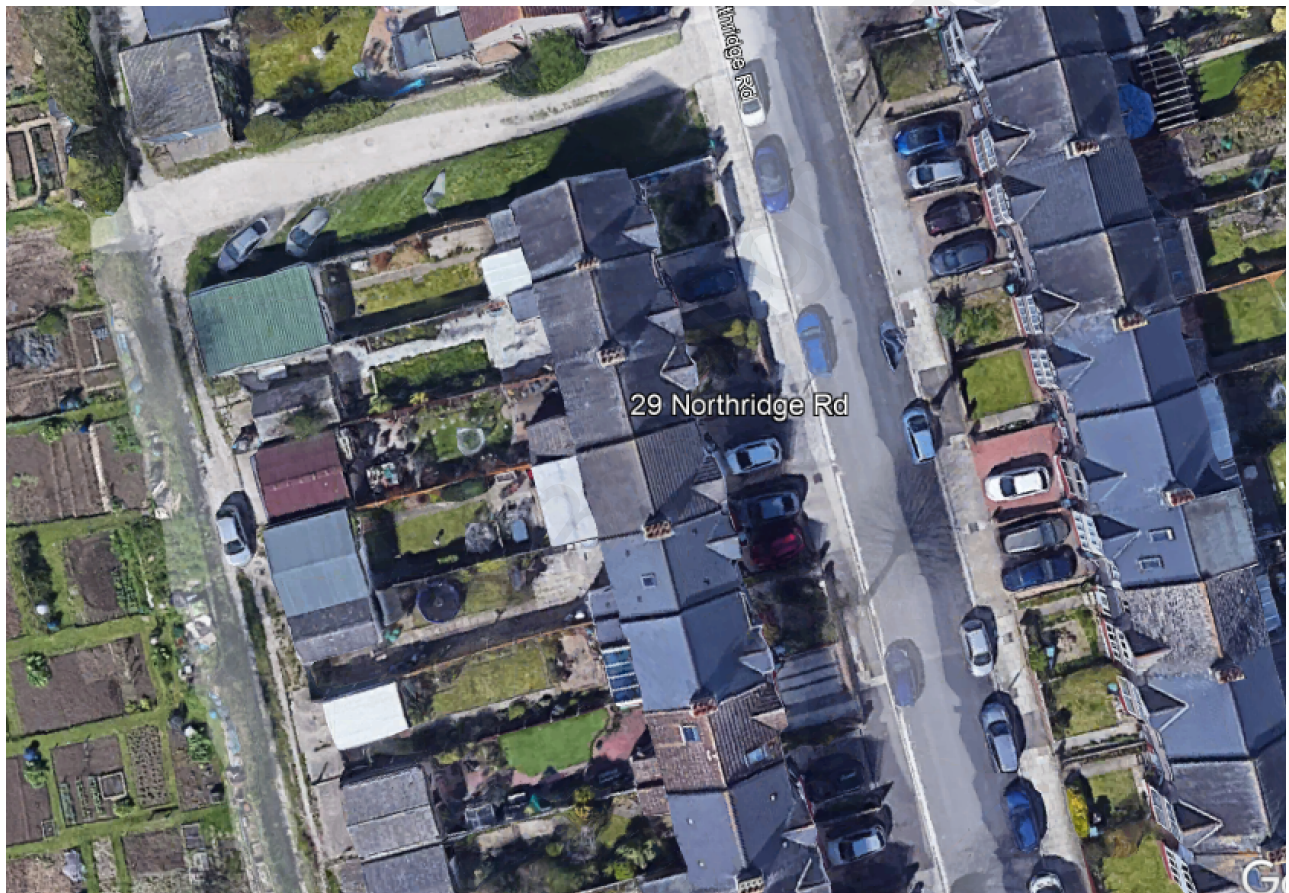
Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extension and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a two storey, terraced property in use as a single dwelling located within the urban boundary of Gravesend. The property has an existing rear addition on the back of the house, and a detached outbuilding at the end of the rear garden. Single storey rear extensions are a common feature in the area, as can be seen from the Google Earth images below:





The proposed single storey rear extension would comprise a modest increase to the size of the ground floor of the property, and would not be visible from any public vantage point. The extension would be constructed of matching materials. It would be important to ensure matching materials to ensure the uniform appearance of the extended property; this should be conditioned.

Overall, the proposed extension would be an appropriate addition in terms of its size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials match the existing, the proposal is considered acceptable in design terms, and would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the 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 (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

It is considered that the proposal would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden. There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

Due to its single storey nature and position to the rear of the property, together with a favourable south-western orientation, and the presence of similar rear extensions along the terrace, the proposed single storey rear extension would not be considered to cause any significant loss of

light or privacy, nor have any dominant impact on neighbouring properties. The proposal would therefore comply with Policy CS19 of the Core Strategy 2014.

It is recognised that there may be some disruption to neighbouring properties during building works. In this regards, a construction works informative should be added to remind the applicant of considerate working arrangements during the build.

Parking and Highways

The parking requirements for the property would be unaffected as a result of the proposal. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 26.01.2022	Dated: 26 th January 2022