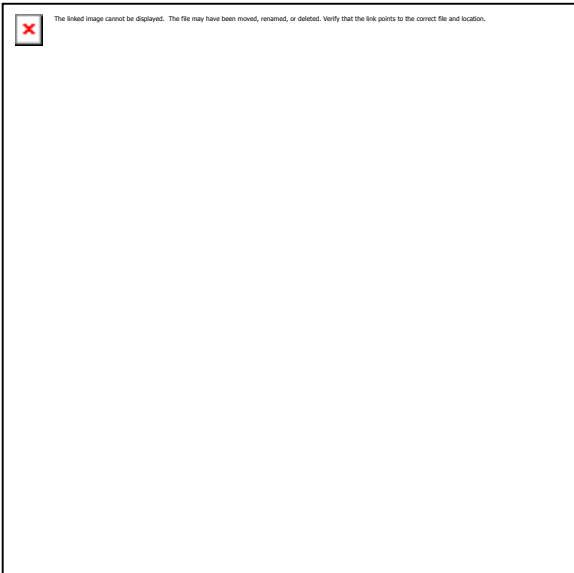




Delegated Report

Householder Planning Application

Planning Application No: 20220005

Location: 9 Haynes Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mrs Marina Vasyk

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Existing Block Plan;
- Proposed Block Plan;
- Drawing No: 21/09/05 (Existing/Proposed Elevations);
- Drawing No: 21/09/05 (Proposed Ground Floor Plans);
- Drawing No: 21/09/05 (Existing Ground Floor Plans);

Superseded Plans

- ~~Proposed Block Plan Received 07/01/2022;~~
- ~~Drawing No: 21/09/05 (Proposed Ground Floor Plan) Received 07/01/2022;~~
- ~~Drawing No: 21/09/05 (Existing/Proposed Elevations) Received 07/01/2022; and~~
- ~~Drawing No: 21/09/05 Rev 2 (Existing Ground Floor Plan) Received 07/01/2022.~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20181234	Retention of a single storey detached outbuilding in the rear garden for use as a sauna, steam room and	Permitted	04.03.2019

	hot tub including a shower and w.c.		
20211387	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Refused	02.12.2021

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

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

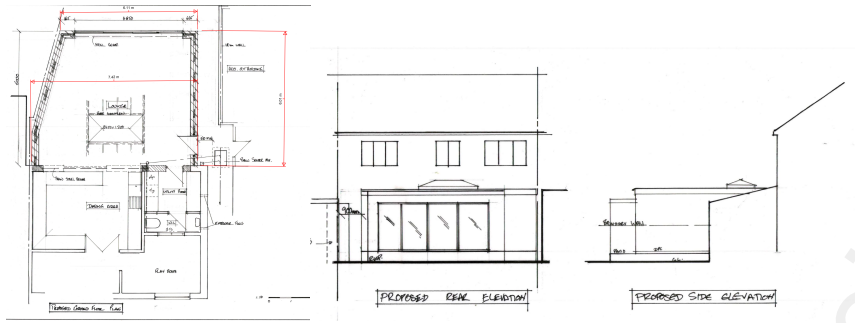
The application was advertised by way of letter to two surrounding properties, the consultation period expired on 1st February 2022 and one representation was received. The main points received in the representation were:

- Impact of the development on an adjoining shed.

Analysis

Proposal

The proposal seeks the erection of a single storey rear extension which will project 6m from the rear elevation. The extension will not be of an irregular shape owing to the shape of the plot and will taper in on the north elevation. The extension will span approx. 7.4m across at its widest and approx 6.1m across at its narrowest and will include a roof lantern in the flat roof. There will also be a bifold door in the rear elevation.



Character and Appearance

The application property is a mid terrace house in use as a single family dwelling. The current submission follows a recent refusal for prior approval for a six metre rear extension.

It should be noted that the current proposal was revised by the agent as the initial proposal showed an extension which was projecting past the original flank wall of the host dwelling as can be seen in the above prior approval refusal. The revised plans have ensure the flank wall of the extension do not breach the flank wall to allow for a more balanced development which complies with SPD4 - Householder Extensions/Alterations Design Guide (2021). Furthermore the revised proposal did not require fresh consultation as what was being proposed was of a smaller scale to the original proposal and the concerns raised by the original neighbour did not relate to the scale of the development.

The extension will include the demolition of an existing brick built structure which shares a party wall with the neighbouring property located to the south, it should be noted that planning permission is not required to demolish this structure on the applicants side. It has become apparent that the party wall is only formed of a single brick and so any proposed development is liable to result in cracks/instability to the neighbouring side. This does not form a material planning consideration and cannot be considered as part of determining this planning application. Concerns relating to a party wall rely on the affected parties seeking independent legal advice which is not part of the planning process.

The proposed extension is large in scale and will add approx. 41sqm of additional floor space to the host dwelling. The current house is approx. 47.6sqm, however this could be built under permitted development rules and so a refusal is not consider sustainable at appeal level.

The proposal is acceptable in terms of CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the property will retain sufficient amenity space and safeguards the amenity of future occupiers.

Neighbouring Amenity

The extension is not liable to impact neighbouring privacy to the neighbour situated to the north as there are no windows situated in the flank elevation. There maybe some loss of light, however this is not considered to be so detrimental as the extension is not excessive in height.

The property situated to the south is not liable to suffer from any material harm by way of loss of light, outlook or privacy.

The proposal adequately safeguards the amenity of neighbouring properties.

Parking and Highways

The proposal will not impact on any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

On balance the proposal is acceptable designed and complies with local and national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16 th May 2022	Dated:	16th May 2022