



Delegated Report

Householder Planning Application

Planning Application No: 20220618

Location: 9 Greenhill Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension

Applicant: Mrs S. Eam

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form Dated 08/06/2022;
OS Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing no 22/05/01 01 (Plans and Elevations – Existing); and
Drawing no 22/05/01 02 Floor Plans and Elevations – Proposed.

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received

Neighbouring properties

5 surrounding properties were consulted and one representation was received stating they were happy with the principle of the extension but had issues viewing the plans. The plans were e-mailed to them and they were given until 22 July 2022 to provide additional comments. No comments were received.

The overall consultation period expired 22nd July 2022.

Officer's Analysis

Design, Character and Appearance

9 Greenhill Road is a semi-detached two-storey dwellinghouse located on the Southern side of the highway. The property has vehicular access to the rear with a garage and a small outbuilding situated on the boundary shared with No 7 Greenhill Road, which the proposal will seek to demolish.



The application proposes the erection of a single storey rear extension. The extension will have a flat roof and a height of 2.77m and will extend beyond the rear wall by 4m. The extension proposes a width of 6.2m.

The extension will create space for a new kitchen area and a W/C. There will be a roof lantern and a window and doors to the rear elevation. It will be constructed using brickwork and the windows and doors will be PVCU.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The proposed rooms measure above the recommended standards of the council's preferred standards in SPG2 - Residential Layout Guidelines (2020).

The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a three-bedroom property with a post development depth of 23.17m and area of 177.76m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021)

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the extension is not excessive in size and will have a flat roof at a height of 2.77m. This is not considered to result in any significant overshadowing for the neighbouring properties. Moreover, the orientation of the properties and the south facing gardens would further reduce any impact of overshadowing.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any neighbouring property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permitted

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

Case Officer:	Amanda Grout	Team Leader:	
Signed:	<i>A Grout</i>	Signed:	
Dated:	26 th July 2022	Dated:	

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Gravesham Borough Council