

Delegated Report

Householder Planning Application

Planning Application No: 20221166

Location: 248 Beaumont Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mrs H Ghuman

Site Visit Date: 14.11.2022

Preliminary Matters

The applicant confirmed the property has 3 bedrooms via telephone on 01.12.22.

Submitted Documents/Plans

Application Form;
Drawing No. REF: 290922 - Supplementary Information – Specification Notes
Site Location Plan (received 01.11.22);
Block Plan – Existing (received 31.10.22);
Block Plan – Proposed (received 31.10.22);
Drawing No. 290922/1 – Floor Plan – Existing and Proposed;
Drawing No. 290222/2 – Elevations – Existing and Proposed; and
Drawing No. 290922/3 – Section plans – Proposed.

Relevant Planning History

No relevant history.

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

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments.

Neighbouring properties

A site notice was displayed on 14.11.22, two surrounding properties were consulted, and no representations were received. The overall consultation period expired on 09.12.22.

Officer's Analysis

248 Beaumont Drive is a two storey mid-terraced property located to the east of the highway.



This application proposes the demolition of the existing rear conservatory and the erection of a single storey rear extension.

Design, Character and Appearance

The extension will create space for a breakfast room and facilitate an open plan style kitchen and dining area. It is to have a flat felt roof and will be constructed using acceptable external materials to match the existing including; brick walls and UPVC windows and doors.

The plans show the extension is to have a depth of 3.45m, a width of 5.50m and a height of 2.73m. The development will match the height and depth of the existing extension at number 246 and will be similar in scale to the existing conservatory at number 250. The extension will not be excessively large and is considered subordinate to the main dwelling.

The proposed windows are considered acceptable in terms of overall shape and alignment with the windows at first floor level. As the extension will not be seen from the street, the development will not have an impact on the character of the street scene. As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. For a 3 bedroomed property, garden area should be 60.00sqm and depth should be 10.00m. Post development, 248 Beaumont Drive falls slightly under both the depth and area requirement at 9.53m and 53.93sqm respectively; (10.73sqm being taken up by an existing outbuilding). However, on balance, it is considered there is sufficient private garden space for a 3 bedroomed property post development. The RLG (2020) also sets out expected room sizes, and the plans show the proposed room sizes are acceptable. Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposal is not considered to result in a sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties. The extension is modest in size and scale and there are existing extensions at both neighbouring properties.

No neighbour representations have been received.

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

Highways and Parking

There are no highways or parking issues that arise as a result of this development.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area. However, the proposal is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, a single storey rear extension is unlikely to have any archaeological impact.

Historic Landfill

The site is within a historic landfill buffer zone and as such, the decision will be subject to a condition relating to a watching brief.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission.

(For detailed conditions, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	12 th December 2022	Dated:	12 December 2022