

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20240798

**Location:** 87 Rural Vale Northfleet Gravesend Kent

**Description:** Replacement of rear addition/extension and party wall, with new roof and roof lantern.

**Applicant:** Mr Bowman

**Site Visit Date:** **Desktop Assessment**

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### Submitted Documents/Plans

Application Form Dated 01/09/2024;  
Site Location Plan;  
Drawing Number 24003-05 (Elevations – Proposed);  
Drawing Number 24003-01 (Roof Plan – Proposed);  
Drawing Number 24003-02 (Floor Plans – Existing);  
Drawing Number 24003-03 (Elevations – Existing); and  
Drawing Number 24003-04 (Ground Floor Plan – 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)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

### National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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).

## **Consultations, Publicity and Representations**

### Consultees

*Ward Councillors – No comments received*

### Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period ended on 24<sup>th</sup> September 2024.

## **Officer's Analysis**

### Design, Character and Appearance

87 Rural Vale is a two storey terraced house located on the Eastern side of the highway.



The application proposes the replacement of rear addition/extension and party wall, with new roof and roof lantern.

The application proposes a flat roof with parapet edges and an increase in height from 2.9m to 3.69m inclusive of roof lantern. The proposal does not increase on the footprint of the existing dwelling.

The proposal will create space to enlarge the existing kitchen and will be constructed using matching materials to the main dwelling.

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 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

#### Amenity of Future Occupiers

The development will not have a detrimental impact on the amenity of future occupiers as it does not propose to increase the number of bedrooms at the property or increase the existing footprint.

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

#### Neighbouring Amenity

The development will not have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure as the proposed increase in height is considered to be minimal.

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 (2023).

#### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy. The garage conversion and rear extension will have no impact on the character of the property or street scene, will safeguard the amenity of future occupiers and neighbouring properties, and accords with highway guidance.

#### **Recommendation**

Permission

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

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|----------------------|-------------------|---------------------|-------------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody | <b>Team Leader:</b> | <b>Richard Hart</b>                 |
| <b>Signed:</b>       | <i>N Goodbody</i> | <b>Signed:</b>      | <i>R Hart</i>                       |
| <b>Dated:</b>        | 21st October 2024 | <b>Dated:</b>       | <b>21<sup>st</sup> October 2024</b> |