

Delegated Report

Householder Planning Application

Planning Application No: 20230852

Location: 8 Northumberland Road Istead Rise Gravesend Kent

Description: Erection of a first floor side extension.

Applicant: Mrs Cheryl Marsh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: D01 REV A (Site Location Map, Existing plans and Elevations)
- Drawing No: D02 REV B (Proposed plans and Elevations)
- Drawing No: D05 (Existing and Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220969	Erection of a part two storey, part first floor side and rear dormer extension.	Refused	16.11.2022
20000112	Erection of single storey side and rear extension to form garage, utility room, kitchen/dining room, construction of a dormer extension in the rear roof slope and a dormer window in the front roof slope and conversion of the roof space into two bedrooms and a bathroom.	Permitted	17.05.2000
19990406	Erection of single storey side and rear extension to form garage, utility room and kitchen/dining room, alterations to roof and conversion of roof space to form 2 no. bedrooms and bathroom.	Refused	06.12.1999

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015);
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

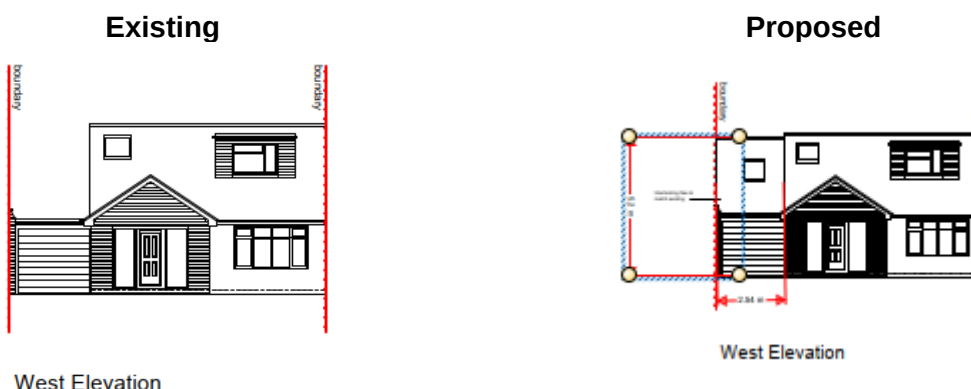
Neighbouring properties

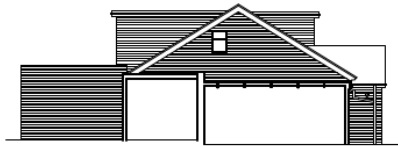
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 07.09.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first-floor side extension.





South Elevation



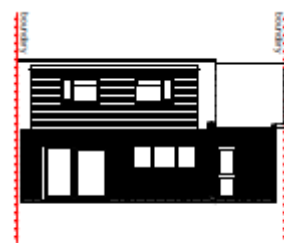
South Elevation



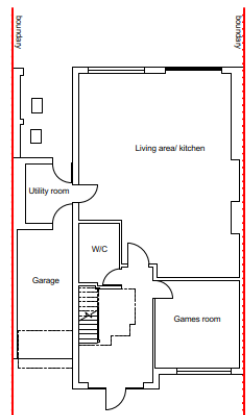
Section



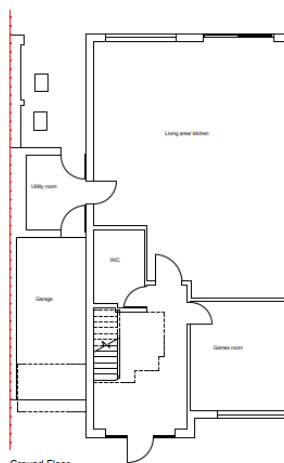
East Elevation



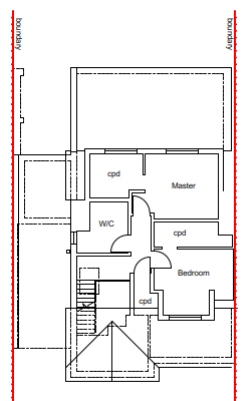
East Elevation



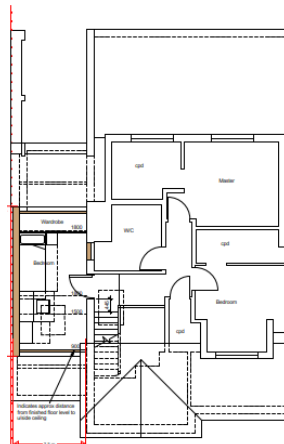
Ground Floor



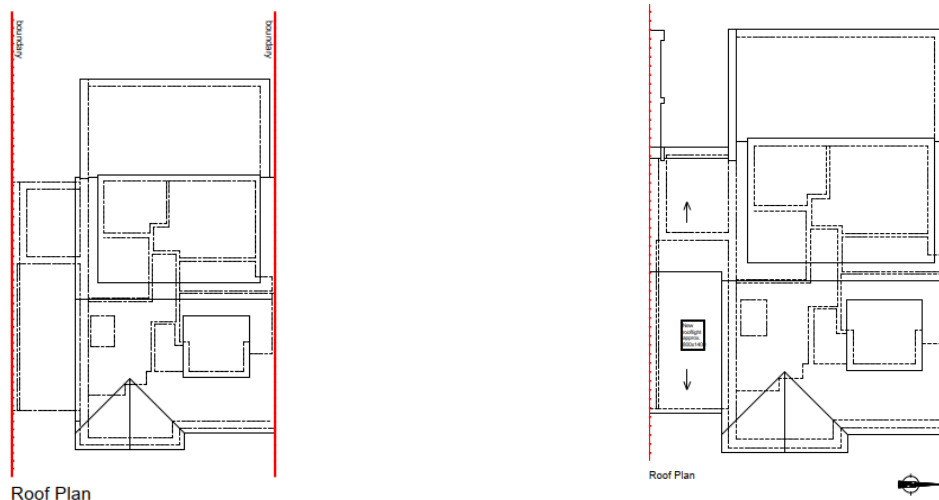
Ground Floor



First Floor



First Floor



Background

The proposal is a resubmission of 20220969 which sought the erection of a part two storey, part first floor side and rear dormer extension. The proposal was refused owing to the below ground:

The proposal, by virtue of the cumulative forms of development, would result in unacceptable harm to the character and appearance of the original dwelling and streetscape and when combined with the scale and design of the development would result in the introduction of a prominent two storey side extension that would appear as an incongruous form of development that would diminish the open character and appearance of the site. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 that requires new development to take into account the existing character of the area and paragraph 130 of the National Planning Policy Framework (2021).

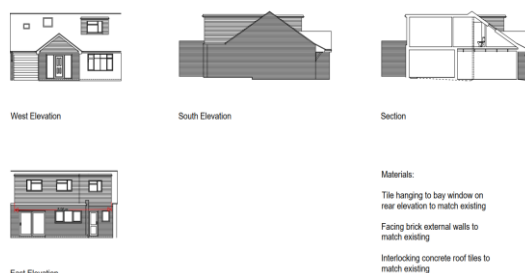
In order to ascertain whether the current proposal is acceptable it will be necessary to see whether the above ground has been satisfactorily addressed.

Character and Appearance

The application site is a semi-detached bungalow in use as a single-family dwelling. The site has been previously extended to include a hip to gable enlargement and a rear dormer and a 3.68m single storey rear extension. There is also a large, raised platform and outbuilding on the site and whilst completed without planning permission these have become lawful through the passage of time.

The previous delegated report (ref: 20220969) considered the proposed dormer as harmful as it was increasing bulk and massing on site. The current proposal has removed the introduction of the dormer and has instead proposed a subservient first floor side extension which is both set down and behind the principle elevation. This is deemed to be a positive amendment which respects the host dwelling and complies with the council's adopted design guidance.

Elevations from 20220969



The previous proposal also introduced a window in the flank elevation which would have been a potential amenity issue, however this has been removed from the current submission. The proposed extension is complimentary to the host dwelling and the revised proposal is deemed to adequately address the previous reasons for refusal and complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the site would have a garden area of approx 63sqm, the current property has a total of two bedrooms which will increase to three post development. The resultant garden space is therefore compliant with the council's adopted standards.

The new bedroom will measure approx 9.3sqm (excluding the cupboard) which is compliant with the nationally described space standards 2015. The bedroom will be served by a roof light which will provide adequate light and outlook to the bedroom.

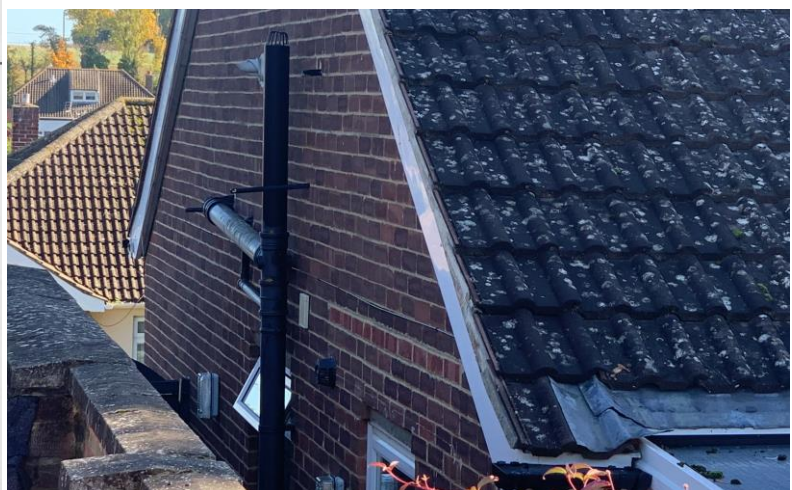
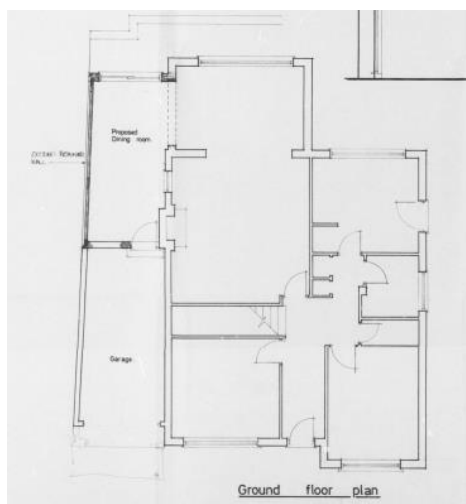
The proposal is therefore considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

In terms of light outlook and privacy, the proposal will not have any material impact on the adjoining semi-detached bungalow known as No.10 Northumberland Road.

The neighbouring property known as No: 6 Northumberland Road will not result in any material loss of light or privacy as there are no windows proposed in the flank elevation and the path of the sun would also not cause any detriment.

It is noted that there are two windows at ground floor level in the flank elevation of No.6. The below plans show that originally one of the windows was permitted as a door however this appears to have since changed. It is not clear what this window serves as it previously had a window in the rear elevation however a conservatory has now been built.





The second window, based on the size of the room it serves is likely to serve a closet or shower/w.c. Given the close proximity of these windows to the existing wall, these windows would already have limited outlook. No objections have been raised to the current proposal and on balance the proposed extension is not considered to increase harm to these windows.

In order to maintain neighbouring privacy a condition will be imposed to ensure that no further openings are created in the extension without prior approval from the LPA.

The proposal is therefore deemed to adequately safeguard the amenity of neighbouring properties inline with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The application site has sufficient off-road parking to the front of the property and so there are no concerns with regards to parking.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal is considered to adequately address the previous reasons for refusal and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	09.11.2023	Dated:	10 November 2023