



Delegated Report

Householder Planning Application

Planning Application No: 20240327

Location: 2 Peach Croft Northfleet Gravesend Kent

Description: Erection of a single storey rear extension and conversion of the garage to a utility room.

Applicant: Mr Zeqir Berisha

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/04/2024;

Site Location Plan;

Block Plan – Existing;

Block Plan - Proposed

Drawing Number A101 (Floor Plan, Roof Plan, Section AA and Elevations – Existing); and

Drawing Number A102 (Floor Plan, Roof Plan, Section AA and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20190578	Erection of a single storey rear extension, a front infill extension and conversion of the existing garage into a habitable room.	Permitted	30.07.2019
19850499	Erection of 72 No.3 Bedroom Dwellings with Garages, 12 No.2 Bedroom dwellings with parking spaces, together with ancillary roads and services	Permitted	16.10.1985
19810642	Outline application for residential development.	Permitted	01.12.1982

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 (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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and no responses were received. The consultation period ended on 3rd May 2024.

Officer's Analysis

Design, Character and Appearance

14 Peach Croft is a detached dwellinghouse located on the Eastern side of the highway. There is an integral garage to the front of the dwellinghouse and a lean-to conservatory to the rear. The application site is block paved to the frontage for off road parking.



The application proposes the demolition of the existing conservatory and the erection of a single storey rear extension and the conversion of the existing garage to habitable room.

Single Storey Rear Extension

The proposed extension would have a shallow pitched roof at a maximum height of 3.77m and an eaves height of 2.65m. It will extend the width of the rear elevation at 6.46m and will measure 4.26m in depth. The proposal will create space for an open plan kitchen / dining area and downstairs WC with 2no access doors to the rear elevation and a window to the flank elevation serving the newly formed WC. As annotated on the plans provided, this will be obscure glazed.

The extension will be constructed with UPVC windows and a brick finish to match the existing property.

Conversion of Garage to Habitable Room

The application proposes to convert the existing garage to habitable rooms by way of replacing the existing entrance and garage doors with an entrance door with side glazed panels and facing brick work to the match the existing dwelling. The proposed development would create space for internal layout changes to include a utility room.

The proposed door and glazed panels would be aligned to respect the window placement of the existing windows and as such, this proposal is considered to have a minimal impact on the existing dwelling. Furthermore there are several examples of similar developments to neighbouring properties and as such the proposal is not deemed to have a detrimental impact on the immediate street scene.

Therefore, the development hereby proposed will be constructed using appropriate materials and will have no impact on the street scene. As such, 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

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m². Post development the rear garden would have a maximum depth of 7.22m and an area of approx. 33msq.

Whilst the remaining amenity space is below that of the existing recommendations, a previous proposal assessed under the current policies and which would result in a similar area was permitted under application 20190578 and as such it would be unreasonable to refuse the application on these grounds.

The conversion of existing garage and proposed internal layout changes would not have a detrimental effect on the amenity for future occupiers.

Overall, the proposed development is considered to safeguard the amenity of future occupiers 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).

Neighbouring Amenity

It is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The rear elevation of the application site is set back from neighbouring property known as 1 Peach Croft and due to the orientation, is also set away from other surrounding properties. The proposed height of the rear extension is also considered to be of a modest high with existing boundary treatments in place. As such the rear extension will not have any detrimental impact on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

The garage conversion is not considered to affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure.

Overall, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties 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).

Any Other Material Planning Considerations

Parking and Highways

As the proposed development will result in the loss of the garage for vehicular parking.

The existing front garden has space for two cars, in accordance with planning guidance. Whilst the depth of the drive in front of the garage may not conform to current standards.

As such this there are no parking or highway concerns relating to this proposal.

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposal will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	28th May 2024	Dated:	28th May 2024