

Delegated Report

Householder Planning Application

Planning Application No: 20240365

Location: 25 Boucher Drive Northfleet Gravesend Kent

Description: Demolition of existing outbuilding and erection of a single storey rear extension with 2 rooflights.

Applicant: Mrs Tina Lipman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

25BD/2024/01 Rev A – Existing and Proposed Plans, Elevations and Section

25BD/2024/02 – Site Location Plan

25BD/2024/03 – Existing and Proposed Block Plans

Design and Access Statement

Letter dated 7th June 2024

Relevant Planning History

No relevant planning 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 (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

- SPG 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.

National Gas Transmission

An assessment has been carried out with respect to National Gas Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to not affect any of National Gas Transmission plc's apparatus.

Neighbouring properties

5no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 20/05/24.

Officer's Analysis

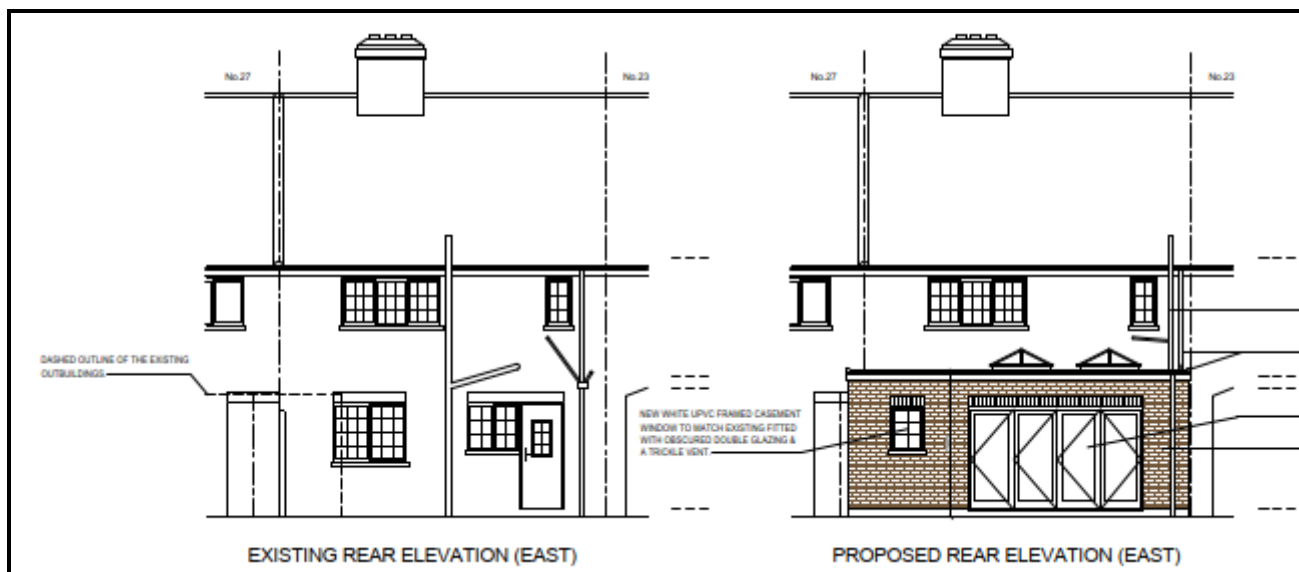
Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed development would remove the existing outbuilding which adjoins the neighbours to the south, and erect a flat roof single storey extension with 2no. pyramid lights above. The existing and proposed rear elevations are shown below for information (not to scale):



The proposed extension would extend beyond the south side elevation. The Householder Extension/Alterations Design Guide states that for single storey side extensions, the extension should not be of greater width than the original building. The proposed scheme would be of greater width than the existing dwellinghouse and would remove the external pedestrian access to the side. Discussions took place with the planning agent requesting an amendment to bring this wall in from the side. However, no changes to the plans were forthcoming and the agent submitted a letter on 7th June 2024, providing their reasons and justifications for the scheme to remain as submitted. These reasons as summarised are as follows:

- The Householder Extensions/Alteration design Guide does not take into account individual context. In this case the properties along this section of the road have staggered boundary lines.
- A reduction in extension width as requested would leave an unusable and unmaintainable gap of 400mm.
- The boundary line runs through the middle of the shared access and continues through existing outbuildings.
- The current width provides the best use of internal space.
- The shared access will be maintained without impacting neighbours' property. With side/rear access available through the extension proposed.
- The change would have minimal impact on the external appearance but would have great impact to internal layout.
- Neighbouring property has expressed intention to build a mirrored version of the same scheme.

In response to this, the following points are raised; each application is considered on its merits, and it is appreciated that the guidance cannot possibly cover all contexts. However, the plans provided do not show staggered boundary lines and in any case, this would have minimal effect on how the proposed extension would relate to the building. In terms of the side spacing were the extension to be pulled in being unusable, this does not outweigh design harm and is indicative that the extension should be reduced in width even further than the main side elevation, to make better use of external space. In reference to the position of the boundary line, it is common for semi-detached dwellinghouses not to have a boundary line which meets the side elevation, the guidance that single storey rear extensions should not be of greater width than the dwellinghouse, still applies in these contexts. The shared access would be maintained but access to the rear garden would be reliant on entering the dwellinghouse as proposed and so the external access to the rear garden would be removed. The agent also claims that reducing the width of the dwellinghouse would impact the internal layout. However, the proposed Kitchen/Diner would be 37.6m². The minimum internal space standards for such rooms are 12m² and so to marginally move the wall in, would be possible with a slight reduction in the proposed kitchen/diner which would be larger than proposed. Whilst the neighbour may have intentions to build a similar scheme, the application can only be assessed in its current context and such a development at the neighbouring property would also need to comply with planning legislation.

As each of these points have been addressed as having limited weight in the consideration of this scheme, whether the design would be acceptable as submitted, contrary to the guidance would be subject to the cumulative design and how significant the harm to the character of the area would be.

The proposed extension would be 7m wide and 4.5m deep. The flat roof would be 3m high (excluding the pyramid lights). The materials as proposed in the application form include; brickwork to the external walls, felt roof, white upvc framed double glazed windows, white aluminium double glazed bifold doors and a white upvc framed double glazed door. The extension would be subordinate in scale. Whilst flat roofs are not favoured, to the rear where they have little impact on the streetscene, they are generally acceptable subject to appropriate scale. The part of the extension which would extend beyond the existing side elevation would be set back by 18m from the road. It would also be positioned where the existing flat roof outbuilding is located. Therefore, from the streetscene, there would be limited visibility of the addition and where it would be visible it would not be substantially different from the existing views. On balance, whilst the design would not be considered compliant with the design guide, it would not result in significant harm to the character of the area for the reasons mentioned.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed extension would result in an enlarged, kitchen and dining room, with additional utility room and shower. The residential layout guidelines (2020), provides minimum space standards for certain rooms and for gardens. These are detailed in the following tables.

Internal Space requirements:

Room	Proposed	Minimum Space Standard
Kitchen/Diner	37.6m ²	12m ²
Bathroom and WC	3.2m ²	3.6m ²

Garden Space requirements:

Garden Sizes	Proposed	Minimum for 4 bed dwellinghouse
Garden Depth	15.3m	10m
Garden Area	112m ²	100m ²

As detailed, the bathroom and WC falls below the required space standards. However, the floor plans show that there would be an adequately spaced bathroom retained on the first floor and so appropriate provision of bathroom facilities would be available despite the inadequate space in the ground floor bathroom and wc.

Neighbouring Amenity

As outlined above, 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 proposed extension would be single storey in height (3m). It would be partially obscured from neighbouring views to the north and south. No. 27 to the south would retain the existing outbuilding on the boundary and no.23 has its own single storey rear projection. As such the proposed extension would not be overbearing in terms of bulk, height and depth. The proposed side opening would be obscure by existing close boarded fencing and so no concerns would arise regarding direct overlook.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

On balance, the proposed development complies with all relevant national and local planning policy. The recommendation is therefore to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richad Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7th June 2024	Dated:	12th June 2024