

Delegated Report

Householder Planning Application

Planning Application No: 20230428

Location: 5 Gainsborough Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with roof lights.

Applicant: Ms Nirmala Woolton

Site Visit Date: 05.05.23

Submitted Documents/Plans

Application Form;
Block Plan – Existing and Proposed (received on 26.04.23);
Site Location plan (received on 26.04.23);
Drawing No. ICON – 140 – P1 – Plans and Elevations – Existing; and
Drawing No. ICON – 140 – P2 – Plans and Elevations – Proposed.

Plan Note

When visiting the site, it was noted that the property has an existing awning type structure attached to the rear wall of the dwelling, which does not appear to benefit from planning permission. This structure appears to be shown on the block plan and site location plan, but not the existing floor plans and elevations. However, this is not considered to pose an issue as it is clear from the information provided that the structure would need to be demolished to create space for the single storey rear extension. This does not affect the determination of this application.

Relevant Planning History

No relevant history. However, a single storey side extension appears to have been constructed over 4 years ago. The development has not been assessed to confirm whether it would comply with permitted development rights as it is considered the development may now be exempt from enforcement action through the passage of time.

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors.

No comments.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 05.05.23, and one representation was received in support of the proposal. The overall consultation period expired on 26.05.23.

Neighbouring amenity will be assessed in the relevant section of the report below.

Officer's Analysis

5 Gainsborough Drive is a two storey end terraced property located to the north west of Gainsborough Drive.

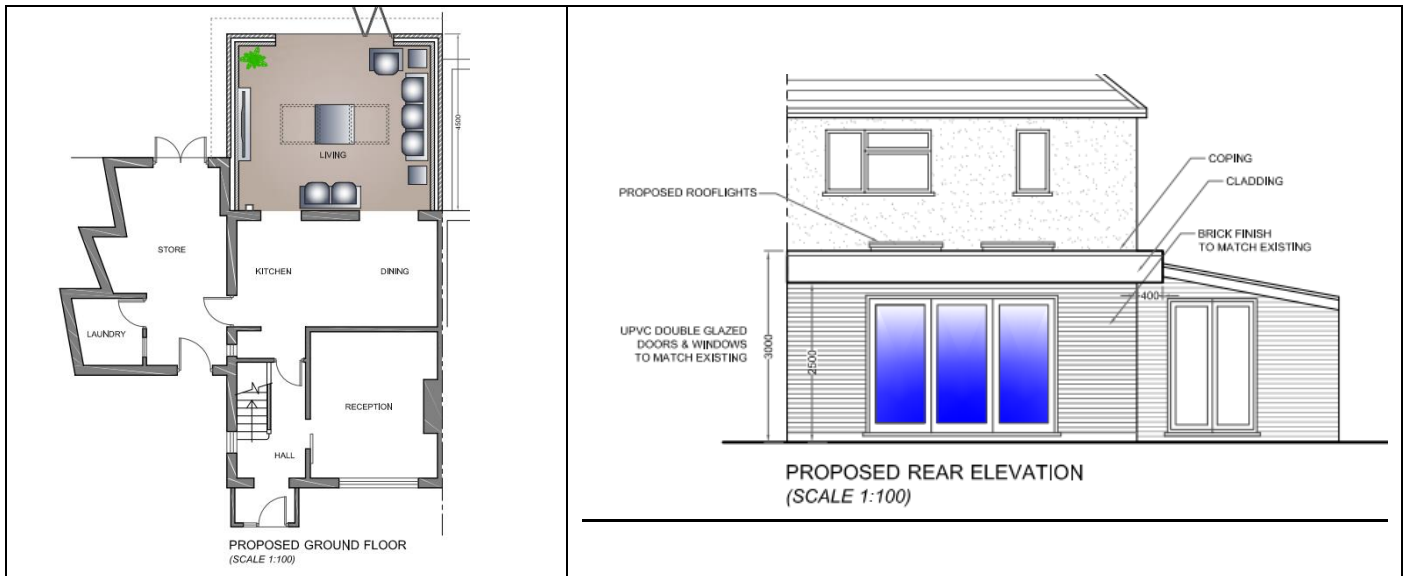


The extension would create space for internal alterations including a new reception room and enlarged living room.

Proposed Development

The extension would have the following dimensions:

- Height 3.12m (including rooflights)
- Depth 4.50m
- Width 5.50m

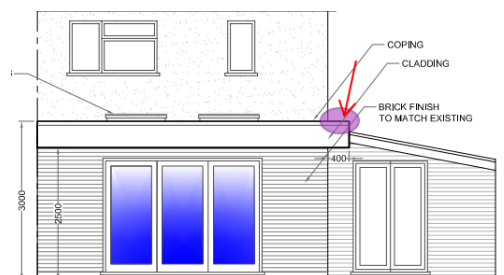


Design, Character and Appearance

The extension would have a flat felt roof and would be constructed using appropriate external materials including brickwork, and uPVC double glazed windows and doors to match the existing dwelling. The external materials can be secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would have a fairly substantial depth and would span the width of the rear elevation of the dwelling (excluding the side extension), however, it would be modest in height. Overall, the development is considered subservient to the existing dwelling.

Part of the roof/fascia board of the extension could be visible from the road. It would be preferable if this was not the case however, this is not considered to be significant enough to conflict with policy and the development would not detrimentally impact the character and appearance of the street scene.



As such, the development is acceptable and accords 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, and the proposed block plan indicates the resultant garden space would comply with the requirements. The RLG (2020) also sets out expected room sizes and the new living room complies with the space requirement. Reception rooms are not specified, however it is considered that 11.60m is sufficient space. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

One neighbour response was received in support of the proposal. Notwithstanding this, impact on neighbouring amenity will be assessed below.

The extension is single storey, modest in height with no fenestration proposed in the flank elevations. As such it would not detrimentally impact neighbouring amenity in terms of loss of light, outlook and privacy, and would not cause a sense of enclosure. In addition, there is an existing extension at No.7 Gainsborough Drive, and a sufficient gap between No.5 and No.3.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>

Dated:	12 th June 2023	Dated:	14th June 2023