

Delegated Report

Householder Planning Application

Planning Application No: 20230863

Location: 38 Bader Walk Northfleet Gravesend Kent

Description: Demolition of rear conservatory and erection of ground floor rear infill extension with roof lights.

Applicant: Mrs Sharanjit Kaur Sahni

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. LB/01 – Site Location Plan;
Drawing No. LB/02 – Block Plan – Existing and Proposed;
Drawing No. LB/03 – Ground Floor Plan and Elevations – Existing;
Drawing No. LB/04 – Ground Floor plan – Proposed;
Drawing No. LB/04 – Ground Floor Plan – Proposed;
Drawing No. LB/05 – Rear Elevation – Proposed;
Drawing No. LB/06 – Side Elevation (facing Harris Close) – Proposed; and
Drawing No. LB/07 – Section drawing A-A.

Relevant Planning History

Reference	Description	Decision	Decision Date
19970651	Erection of first floor side extension to form 2 no. bedrooms and erection of conservatory at the rear.	Permitted	12.01.1998
19770923	Erection of single storey extension at rear to form enlarged kitchen and dining room	Permitted	12.01.1978

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

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)

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments received.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 01.09.23 and no responses were received. The overall consultation period expired on 22.09.23.

Officer's Analysis

38 Bader Walk is a two storey detached property fronting the western side of Bader Walk

Google Image



This application proposes the demolition of the existing conservatory and erection of a single storey infill extension, with projecting bay window and insertion of rooflights into the existing and proposed single storey rear extension.

Proposed Development

The proposal would create additional floor space and would have the following dimensions:

- Height 3.74m (max)
- Eaves Height 2.77m
- Depth 3.29m (max)
- Width 2.60m



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house,*

immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

It is noted from the planning history of the site that the property benefits from previous extensions. The development proposed by this application would essentially infill the space occupied by the existing conservatory and as such, the proposal can be considered subservient to the host dwelling. Whilst the large bay window style projection is unusual for these types of proposals and it is generally preferable to match the existing window styles and frames, it is not considered significant enough to detrimentally impact the appearance of the existing dwelling. In addition, the brickwork would match the existing dwelling which can be secured by condition to ensure a satisfactory visual relationship between the existing and proposed development. The development would not be visible from the public vantage point and therefore would have no impact on the street scene.

Overall, the proposal is considered to be in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

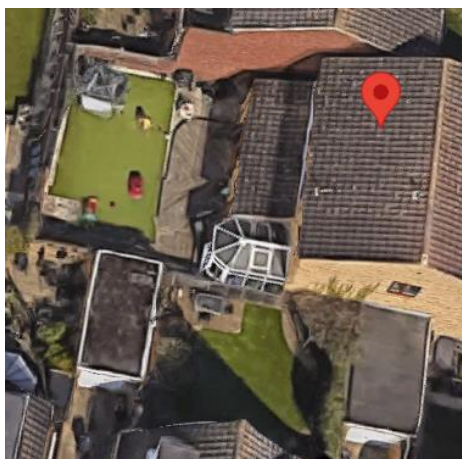
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements as the extension would occupy the space of the existing conservatory and no additional bedrooms are proposed. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application, however, neighbouring amenity shall be assessed below.

In situ, the proposed development is not considered to cause harm in terms of loss of light, loss of outlook or cause a sense of enclosure. Privacy does not pose an issue in this instance as the bay window facing the rear gardens of Harris Close would offer more privacy than the existing conservatory in situ. Additionally, the window is at ground floor level.

Google Image



Overall, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns with regards to highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed development would be constructed using acceptable external materials and is overall considered to be a sympathetic addition to the existing dwelling. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours and would not 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:	2 nd October 2023	Dated:	2nd October 2023