



Delegated Report

Householder Planning Application

Planning Application No:	20220504
Location:	1 Sunning Hill Northfleet Gravesend Kent
Description:	Erection of single storey side and rear extensions.
Applicant:	Mr and Mrs O Kiell
Site Visit Date:	28/06/2022

Submitted Documents/Plans

Application form
Site Location Plan
Drawing no. 2204/01 (Existing/Proposed Plans and Elevations)
Drawing no. 2204/01BP (Existing/Proposed Block Plans)

Relevant Planning History

There is no planning history for this property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- 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 First Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas)

Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2021)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (amended June 2020)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

KCC Heritage have been consulted but due to the nature of the proposal their comments are not required.

No comments have been received from the Conservation Officer.

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties, on site and in the press. The consultation periods expired on 9 and 24 June 2022 respectively.

One letter of representation has been received from neighbouring properties, raising the following concerns:

- Concern about the scale of extension and potential height above the boundary fence, together with bringing the house closer to the neighbouring property and affecting the amount of light entering the garden.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the erection of single storey side and rear extensions.

The proposal will involve the removal of an existing detached single storey garage that runs alongside the side (south-west) boundary of the property.

The single storey side extension will extend approximately 3.2m to the side and will not project beyond the front or rear building lines. It will contain an additional bedroom and extend the existing dining area. The roof will be pitched and gabled in a similar design to the main roof. It will be 3.65m high to the top of the pitch and 2.5m to eaves height. There will be a 0.8m gap retained at the closest point of the extension to the side boundary, which will widen as the boundary tapers out to the rear.

At the rear, the extension will project approximately 4m rearwards and will infill the space between the side of the existing kitchen addition and the flank (north-western) boundary with the adjoining property, No. 2

Sunninghill. This extension will be for a playroom. The roof will be flat and will continue the height of the existing kitchen addition (2.75m).

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises is a two-storey semi-detached property in a cul-de-sac in use as a single dwelling within the urban area of Gravesend. There is an existing detached garage at the side of the property, with parking to the front of the garage. The rear garden is not large, but this is common of the surrounding plots. A number of the properties in the cul-de-sac have small scale single storey extensions to the side and rear.



The proposed side extension will not project beyond the existing main building lines of the property, will be subservient and would not have a detrimental impact on the visual amenity of the property itself or street scene in general. The rear extension would be screened from any public vantage point. The materials for the proposed extensions can be conditioned to match the appearance of the existing property.

Overall, the proposed extensions are considered to be appropriate additions in terms of their size, scale

and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

The size of the proposed accommodation is acceptable with regards to the provision for future occupiers, and the retained garden will not be dissimilar to what is existing and would remain above the standard 100m² for a 4 bedroom property. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 and would safeguard the amenity of future occupants.

Neighbouring Properties

It is recognised that a concern has been raised about the potential loss of light to a neighbouring garden to the west of the application site from the proximity of the side extension. However, it must be considered that the existing garage is located right against the boundary and the proposed side extension will be moved further away than this. Due to the north-south orientation, the single storey nature of the extensions, their modest height, and the presence of existing additions both at the application property and immediately adjacent the shared boundary with the adjoining property, the proposed extensions would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening on any forthcoming planning permission.

Parking and Highways

There would be an additional bedroom at the property as a result of the proposal, taking it up to 4 bedrooms. The maximum vehicle parking standard for a 4 bedroom property is 3 spaces. There is existing parking provision at the front of the property for at least two cars to cope with the loss of the garage. Plus there is space for the storage of cycles within the rear garden. The site is located in a sustainable urban location and it is therefore considered that there would be no adverse parking impact from the proposal. There have also been no objections in this regard. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

There is a listed building opposite the application site (Scruttons Farm, 37 Coldharbour Road) on the northern side of Sunning Hill. Planning policy requires consideration of the impact of development on the setting of listed buildings; Policy CS20 of the Core Strategy requires that heritage assets and their setting should always be preserved or enhanced. Due to the nature and location of the proposed extensions, there will be no impact on the setting of this building.

Conclusion and Recommendation

The proposal is considered to be acceptable in terms of the design and impact of the proposed extensions on the application building and the character and appearance of the surrounding area, and with regards to

residential amenity and parking matters. The proposal would therefore comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	12 July 2022	Dated:	12 July 2022