



Delegated Report

Householder Planning Application

Planning Application No: 20231018

Location: 6 Pickwick Gardens Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Ms Balbir Kalkut

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Specification Notes;
Site Location Plan (received on 04.10.23);
Block Plan – Existing (received on 04.10.23);
Block Plan – Proposed (received on 04.10.23);
Drawing No. 230823/1 of 7 – Ground Floor Plan – Existing;
Drawing No. 230823/2 of 7 – First Floor Plan – Existing;
Drawing No. 230823/3 of 7 - Elevations – Existing;
Drawing No. 230823/4 of 7 – Ground Floor Plan – Proposed;
Drawing No. 230823/5 of 7 – First Floor Plan – Proposed; and
Drawing No. 230823/6 of 7 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230911	Prior approval application for a single storey rear extension with a depth of 4.50 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Refused	03.10.2023

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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 received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 19.10.23 and no responses were received. The overall consultation period expired on 10.11.23.

Officer's Analysis

6 Pickwick Gardens is a semi-detached bungalow located to the north west of the highway. It is evident that the property has been previously extended via a hip to gable roof conversion and construction of a dormer within the rear roof slope.

2022 Google Image



2018 Google Image



Google aerial Image of property

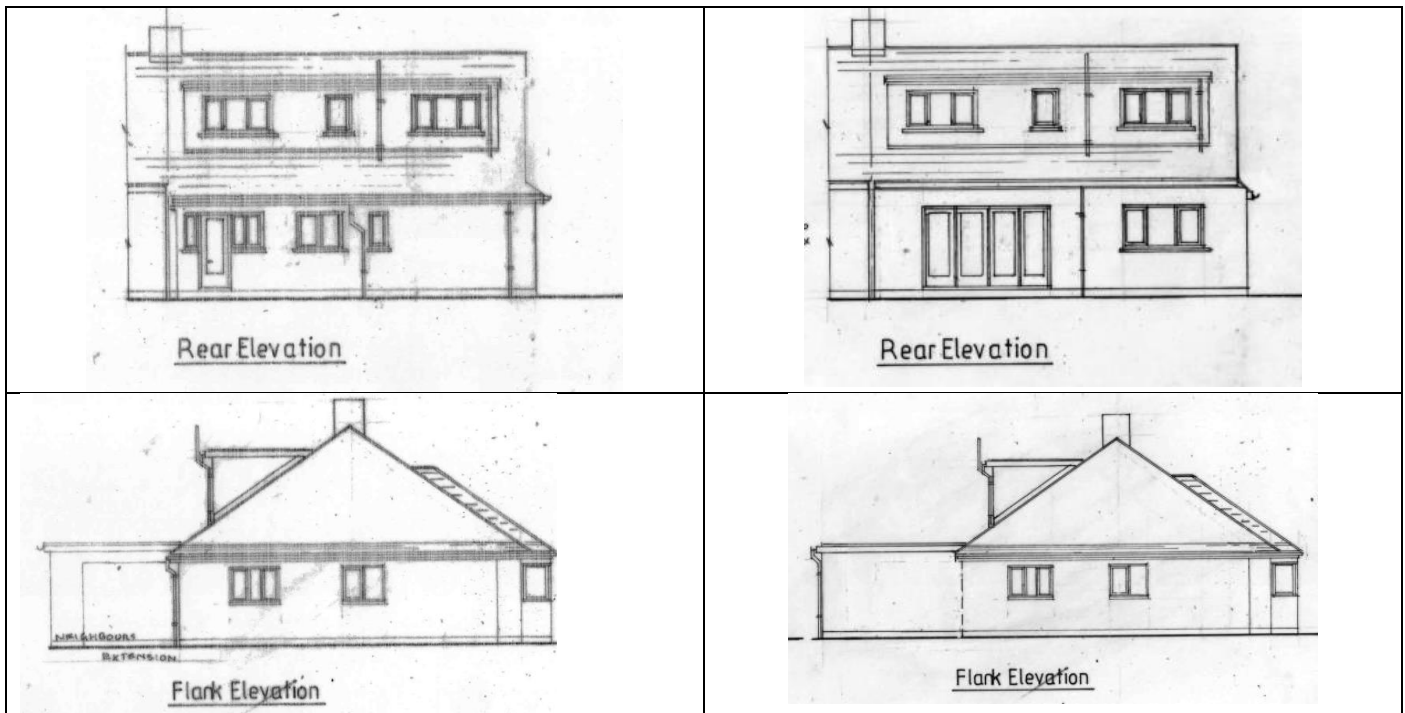


It is presumed likely that this has been carried out under permitted development rights as there is no planning history for this development. This does not impact the assessment of this application.

Proposed Development

This application proposes the erection of a single storey rear extension which would create space for internal layout alterations; to include a new breakfast room and utility room. The proposal would result in the loss of a bedroom at ground floor level.

Existing	Proposed
<u>Side Elevation</u>	<u>Side Elevation</u>



The dimensions of the extension are as follows:

- Height 3.00m
- Depth 4.51m
- Width 9.05m

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) 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.*

The proposed extension is fairly substantial in scale, however it would be single storey and would not have an excessive height and can overall be considered a subservient addition. In addition, the proposed external materials of the extension would be block and rendered walls, a felt roof and UPVC windows and doors, to compliment the existing dwelling. As such, the proposed external materials are considered to be acceptable.

The plans show the extension would have a flat roof with and the roof height would exceed the height of the eaves of the existing dwelling. It is generally undesirable for single storey extensions to exceed the eaves of the existing dwelling, however, it is noted that the extension would not be seen from the public vantage point.

On balance, the proposal is considered to be in accordance with Policies CS12 and 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 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 privacy, loss of light, loss of outlook or cause a sense of enclosure. There is an existing extension at neighbouring property, No. 4 and, an established gap between the application property and No. 8 shall remain, as the extension would not extend beyond the flank elevation. In addition, there is no fenestration proposed in the flank elevations of the extension. 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) (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

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.

Archaeology

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

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is overall, considered to be subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	16 th November 2023	Dated:	16 November 2023

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