



Delegated Report

Householder Planning Application

Planning Application No: 20230498

Location: 1 Aspden Road Northfleet Gravesend Kent

Description: Erection of a replacement single storey rear extension and porch

Applicant: Mrs Davinder Dhanoya

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 1123.WD.02 (Site Location Map, Existing/Proposed Block Plan)
- Drawing No: 1123.WD.04 (Proposed Elevations)
- Drawing No: 1123.WD.01c (Existing/Proposed Floor Plans)
- Drawing No: 1123.WD.03 (Existing Elevations)

Superseded

- Drawing No: 1123.WD.01b (Existing/Proposed Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19790358	Erection of a conservatory and wc at the rear	Permitted	06.06.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 7 surrounding properties. The consultation period expired on 7th June 2023 and three comments were received of which one was received twice.

The main points raised were:

- Discrepancies between plans and images in the submission
- Discrepancies concern the size, width and height of the extension
- Extension maybe extended over 7 metres
- Impact on light levels to a neighbouring property
- Concerns relating to waste pipe and boiler flue positions
- Concerns relating access to footpaths during works

Some of the concerns raised are not material planning considerations. Anything relating to relocation of waste pipes would be a building control matter and not something which forms part of the planning process. Regarding any construction works, the Council would provide an informative regarding the hours of work however any obstruction relating to footpaths would not be a material planning consideration.

Analysis

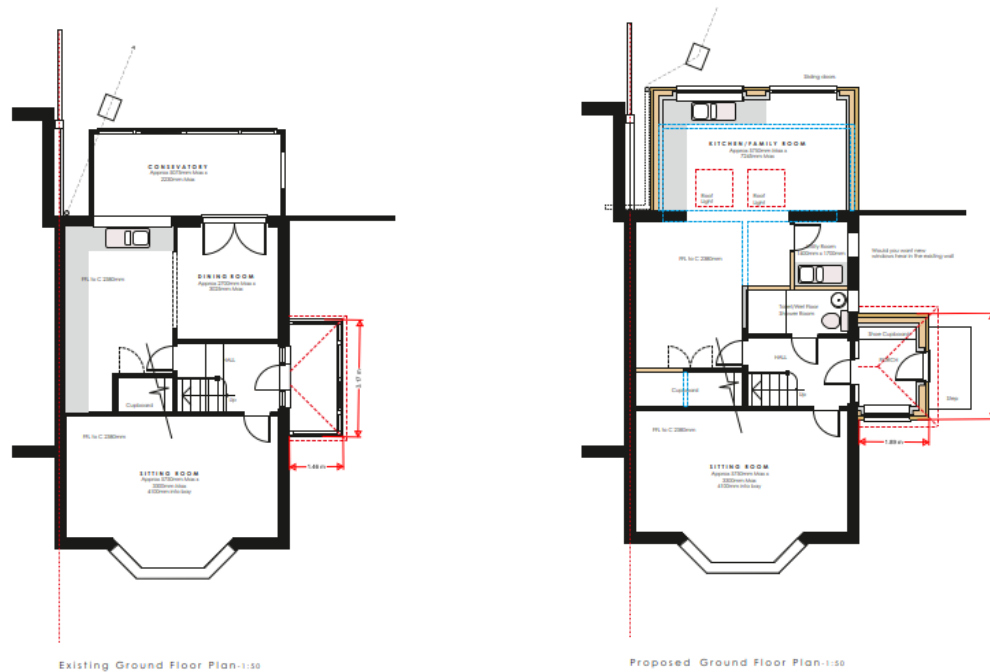
Proposal

The proposal seeks to demolish the existing conservatory and replace it with a single storey rear extension which will project approx. 3.3m from the rear elevation of the host dwelling. The extension will span part width at 5.7m and will be finished with a mono pitch roof which will have a maximum roof height of 3.5m. The extension will include two roof lights and a window and door in the rear elevation to allow for access and views into the rear garden. The extension will serve a kitchen and family room.

To the side of the house the proposal seeks to rebuild the existing porch. The main difference to the porch will be a slight increase to the height and roof form. The porch will project approx. 1.9m from the eastern elevation and span approx. 2.87m, it will be finished with a hipped roof which will have a maximum height of 3.5m. The porch will include a window in the southern elevation and a door in the eastern elevation to allow

access into the property.

The proposed extensions will be constructed using materials to match the host dwelling.

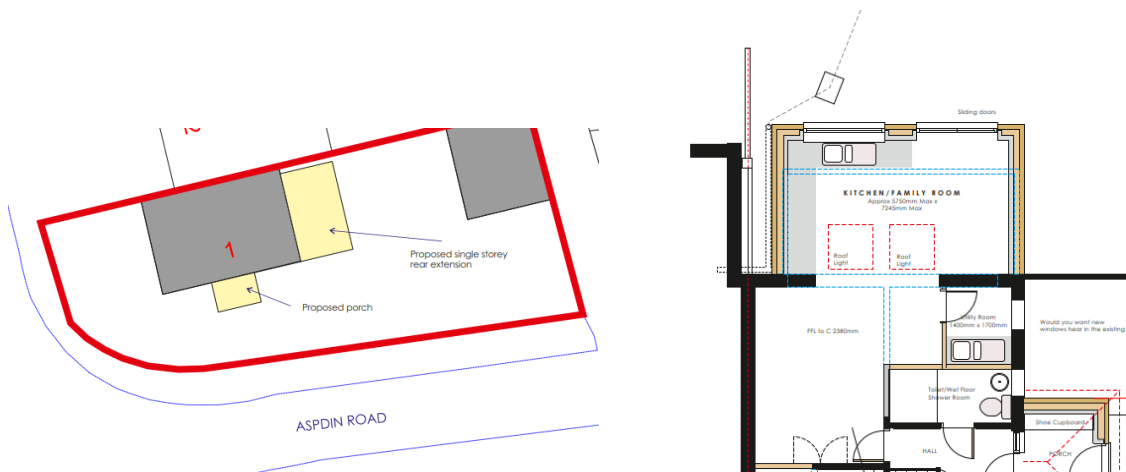


Procedural Matters

The existing block plan fails to show the existing porch, however this is reflected on the existing and proposed elevations.



There is also a minor discrepancy on the proposed block plan which shows the proposed rear extension as being built slightly behind the adjoining occupiers furthest rear elevation, however the proposed plans show it will project slightly past the neighbouring properties furthest rear elevation.



Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has an existing conservatory situated to the rear of the dwelling which will be demolished as part of this proposal. The dwelling is orientated to face Marconi Drive, however the entrance to the property is from the eastern flank elevation which faces Aspdin Road.



The proposed single storey rear extension has a bigger footprint than the existing conservatory and will be designed with a mono pitch roof. The neighbouring property currently has a 3m single storey rear extension in place, however the proposed will be slightly larger at 3.3m. The extension will be set away from the common boundary and is considered to be appropriately designed and subservient to the host dwelling. There are examples of other single storey rear extensions in the vicinity and so the proposed is not considered to be a harmful addition.

The proposed porch will have a slightly larger footprint than the existing porch, however it is not excessive in scale or appearance and respects the roof form of the original house. The porch is appropriately designed and subordinate to the host dwelling.

The proposal is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations/Extensions Guidance (2021).

Amenity of Future Occupiers

Post development there will be sufficient private amenity space and so the proposal is deemed compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The adjoining property known as No. 11 Marconi Road already has a rear extension in place. The proposed extension is not excessively high and has no windows proposed in the elevation which faces No.11, it would neither materially harm the light received to - or outlook enjoyed from - no.11, nor impact upon either privacy. In order to further safeguard privacy a condition will be imposed to ensure there are no further window or door openings created in the proposed extension other than those which have been approved under this planning proposal.

The proposed porch will have a door in the eastern elevation and a window in the southern elevation, given that the extension serves a porch and not a habitable room there are no concerns relating to privacy. The application properties boundary is shared with a public footpath and so there is no impact on neighbouring amenities besides No.11 Marconi Road which is located away from the proposed porch.

The proposal therefore adequately safeguards the amenity of neighbouring properties and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28/06/2023	Dated:	29 June 2023