



Delegated Report

Householder Planning Application

Planning Application No: 20230689

Location: 5 Mulberry Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr T Pabail

Site Visit Date: 13th September 2023

Submitted Documents/Plans

- Application Form
- Drawing No: S02 (Proposed Block Plans)
- Drawing No: S04 (Existing Plans)
- Drawing No: S01 (Existing Block Plans and Site Location Map)
- Drawing No: S03 (Existing Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20070733	Conversion of existing integral garage into a bedroom and shower room/wc and construction of access ramp at the front.	Permitted	17.09.2007
19980287	Erection of first floor side extension to form a bedroom.	Permitted	23.06.1998
20040987	Conversion of rear part of garage into a shower room/w.c.	Permitted	01.12.2004
19840953	Erection of two storey side extension to form enlarged kitchen with playroom over	Permitted	18.01.1985

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- 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 letters to 4 surrounding properties. The consultation period expired on 21.08.2023 and one representation was received.

The main points raised were:

- The extension will replace a fence with a tall brick wall forming the wall of the extension.
- This will block sunlight and natural daylight to a neighbouring garden and within property.
- The proposed partition will form almost entirely of tall Brick wall
- Concerns of noise nuisance
- Concerned that there will be no soakaway or it will be blocked off.]
- Site is over developed and appears more like a terrace
- Issues around access to boundaries

Some of the issues raised are not material planning considerations and so will not form part of the decision making process. All boundary issues are civil matters, drainage matters are related to building control for which an informative will be included should permission be forthcoming. All concerns surrounding noise nuisance should be reported to the environmental protection team, however an informative around construction hours would be included as an informative in the event permission is granted.

Analysis

Procedural Matters

The proposal states that the application is for the erection of a single storey rear extension, however this does not include the single storey side extension.

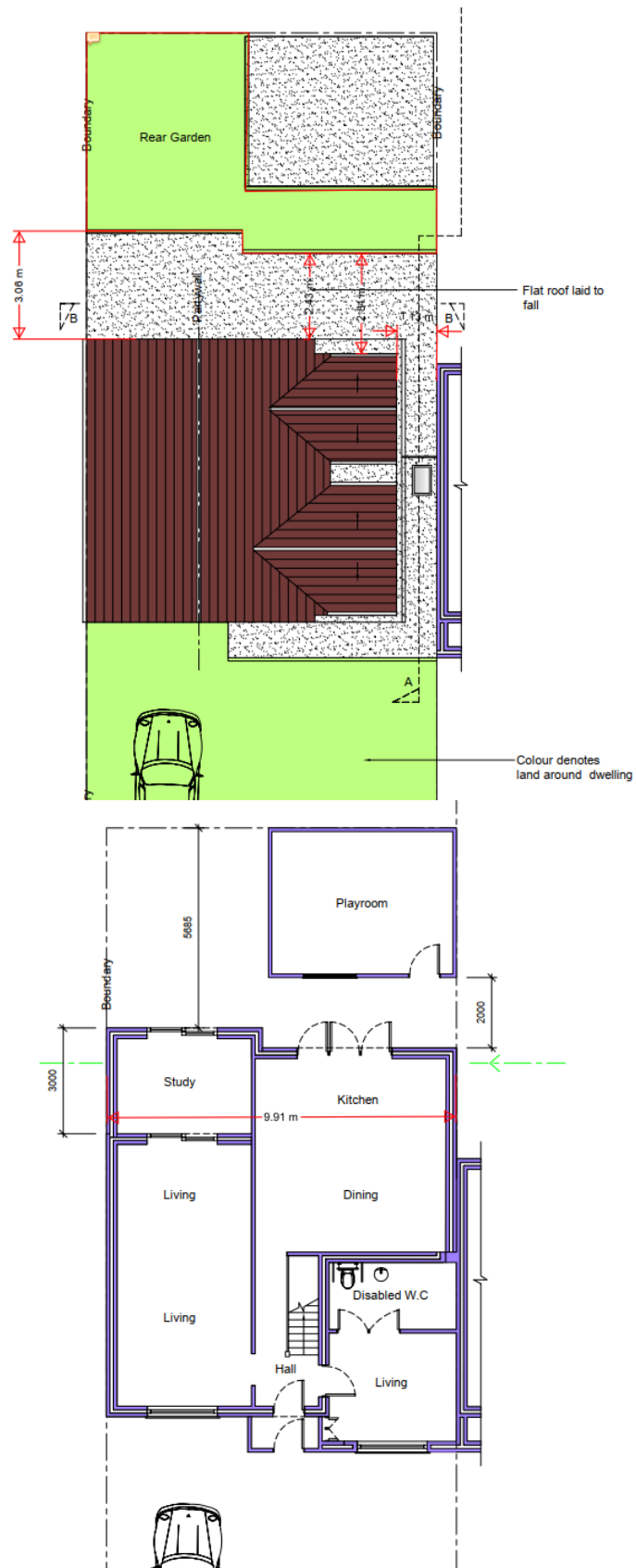


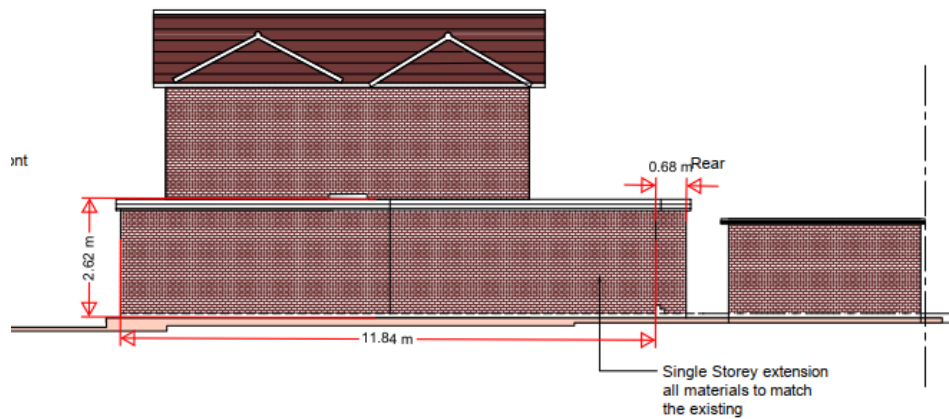
It is also noted that the road is annotated as Mulberry Lane on the submitted plans, this should be Mulberry Road.



Proposal

The proposal seeks the erection of a single storey flat roof extension which will wrap around the side and rear of the property.





Proposed Side Elevation A-A



Proposed Rear Elevation

Character and Appearance

The application site is a two storey house situated in an urban part of Gravesend. The property has been previously extended with the most notable extension being a first floor side extension, there has also been an integral garage conversion and an outbuilding has been erected in the rear garden.



The proposed extension would introduce a 3m rear extension and an infill side extension, this element of the proposal has not been included in the description. Whilst the proposed side extension is not excessive in isolation, in this instance consideration has to be given to the previous extensions and the impact of the incremental increase to the original dwelling.

Gravesham's adopted design guidance states that extensions should be subservient and of an appropriate scale to the original dwelling. In this instance the original dwelling as built was approx. 63qm, post

development the house would be approx. 112sqm. Whilst the increase to the footprint is significant, a refusal on this basis alone is not considered to be sufficient.

The proposed extension is designed with a flat roof and due to its siting it will not be visible from a public vantage point and so there is not concerns relating to the impact of the development on the wider streetscene

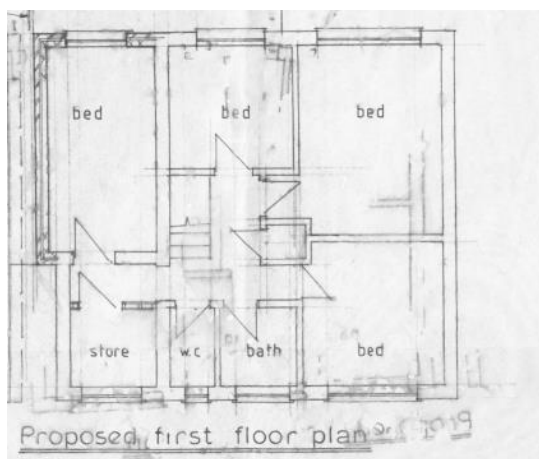
The proposed development is acceptable in terms of Policy CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alteration and Extensions Guidance (2021).

Amenity of Future Occupiers

Below is an extract from SPG2 – Residential Layout Guidelines (2020)

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

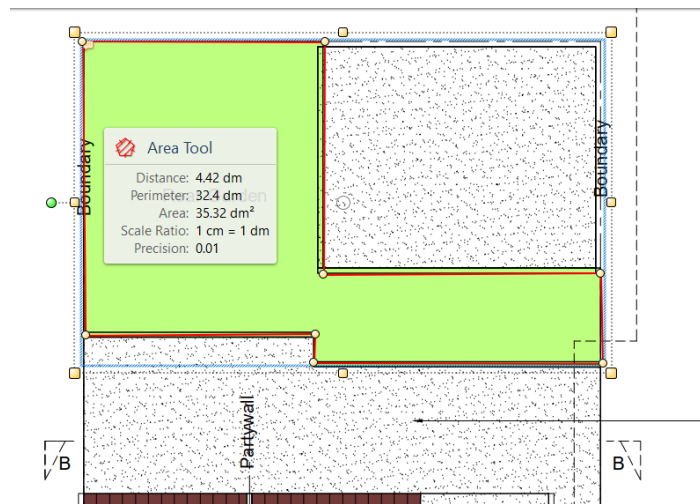
The below plans permitted under application 19980287 show the extension granted would have increased the property size to at least 4 bedrooms.



A further site visit at the property showed there is a large outbuilding the garden of 5 Mulberry Road, this is also shown on the submitted plans.



The resultant garden space post development would be approx. 35sqm which is well below the requirements of the council's technical standards.



The proposed extension will result in an unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2023.

Neighbouring Amenity

The proposed extension is not excessive in terms of height and scale and is not liable to materially harm the light and outlook of the neighbouring properties.

The proposed extension is not excessive in terms of height and scale. It is acknowledged that the extension will be built on the boundary shared with neighbouring property known as No. 3 Mulberry Road and there may be an element of overshadowing, however the height of extension would not considerably impact light and outlook to this property to the point where a refusal is warranted.

The neighbouring property known as No.7 would equally not suffer from harm due to a loss of light or outlook, furthermore a 3m extension on this part of the property could be built under PD anyway.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposed development will not alter the existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposed development is recommended for refusal owing to the below ground:

The proposed extension is considered to be overdevelopment of the site by virtue of the substandard private amenity space resulting in a proposal which fails to safeguard the amenity of future occupants and is contrary to Policy CS19 of the Local Plan Core Strategy 2014, the requirements of the SPG2 Residential Layout Guidelines (2020) and paragraph 130f of the National Planning Policy Framework 2023.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	18.9.23	Dated:	18 September 2023