



Delegated Report

Householder Planning Application

Planning Application No: 20230187

Location: 69 Vale Road Northfleet Gravesend Kent

Description: Erection of single storey rear extension with new roof over existing rear extension.

Applicant: Mr A Singh

Site Visit Date: 18 April 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01/DT/02/2023 Existing and proposed rear elevations and ground floor layouts;
Drawing no. 02/DT/02/2023 Existing and proposed side elevations;
Drawing no. 03/DT/02/2023 Proposed section;
Drawing no. 04/DT/02/2023 Existing block plan; and
Drawing no. 05/DT/02/2023 Proposed block plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210850	Application for a Lawful Development Certificate in respect of the proposed conversion of loft to habitable rooms, erection of a rear dormer and 2no. rooflight windows to front roof slope.	Granted	01.10.2021

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Environmental Protection Team (Regulatory Services)

Initial response:

After reviewing the application we have the following comments;

Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Code of Practice on Construction and Demolition:

Please apply as appropriate.

Second response:

Please use the contamination watching brief condition.

Southern Water

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

Southern Water require the applicant to submit a build over application.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. Due to the location at the rear, the proposal would not be widely visible.

Overall, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and the Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and despite there being a large rear outbuilding at the application site, sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Residential Layout Guidelines (2020).

Neighbouring Amenity

The closest residential properties to the application site are nos. 67 and 71 Vale Road (located to the north and south respectively). It is noted that no. 71 Vale Road has an extension that is the same depth as the existing extension at the application site and that no. 67 Vale Road has a rear projection closest to the boundary that is the same depth as the existing extension at the application site. Due to a raised

level immediately to the rear of the application property, the boundary treatment between no. 67 Vale Road and the application site in this area is approximately 1.5 metres tall.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of any of the surroundings dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Other Material Planning Considerations

There appears to be a public foul sewer located in close proximity to the existing rear extension at the application site. As such, the comments of Southern Water can be drawn to the attention of the applicant in an informative attached to any planning permission granted.

The application site is located within the buffer zone for the Northfleet Power Station, Dykes Pit, South of Springhead and Springhead Road historic landfill sites and the GBC Environmental Protection Team require a watching brief condition to be added to any planning permission granted. Provided that this condition is attached, then there would be no adverse ground contamination impacts.

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 1. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings in flank elevations (including flues)

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	26th April 2023	Dated:	26 th April