



Delegated Report

Householder Planning Application

Planning Application No: 20230566

Location: 1 Rembrandt Drive Northfleet Gravesend Kent

Description: Erection of ground floor front and side extension.

Applicant: Mr Chris Paxton

Site Visit Date: 15th June 2023

Submitted Documents/Plans

- Application Form
- Drawing No CP/01 (Site Location Map)
- Drawing No CP/06 B (Proposed Front Elevation)
- Drawing No CP/08 A (Proposed Rear Elevation)
- Drawing No CP/02 B (Existing/Proposed Block Plan)
- Drawing No CP/03 (Existing Floor Plans and Elevations)
- Drawing No CP/04 B (Proposed Ground Floor Plan)
- Drawing No CP/07 B (Proposed Side Elevation to Gainsborough Drive)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230175	Erection of a part two storey and part single storey side extension and single storey front extension.	Refused	20.04.2023
20221271	Erection of ground floor and first floor extensions	Refused	18.01.2023

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

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.

GBC – Highways Officer

I have no objections it complies with guidance.

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 7th July 2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a ground floor front and side wrap around extension. The front extension will project 1.8m from the front elevation and will wrap around to the side where it will project approx. 2.5m from the flank elevation and join onto an existing single storey side extension which has a flat roof. The extension will span part with at the front and part width to the rear. It will be finished with a monopitch roof which will have a maximum height of 3.6m.

The extension will include a door in the front elevation to allow for access to the property and a window in the front elevation will serve a study room. There will also be a window in the flank elevation to serve a utility room. The existing fenestration arrangement will be altered in the flank elevation which will involve the replacement of a door to a window and serving a w/c.

The extension will be finished with facing brickwork to match the existing, there will be white UPVC shiplap cladding to the rear of the extension where it meets the existing single storey extension.

Existing plans and elevations

The application is a resubmission of 20230175 for the erection of a part two storey and part single storey side extension and single storey front extension. which was refused. The application was refused on the following grounds;

- 1. By virtue of the size and scale, the proposed development is considered to be unacceptable, as it is a bulky, dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.*
- 2. The proposal fails to provide sufficient private amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).*

It will be necessary to determine whether the current proposal adequately addresses the above reasons for refusal.

Character and Appearance

The application site is an end of terrace house currently in use as a single-family dwelling. The western boundary is shared with an access to some garages which are most likely in use as a storage area as there is no nearby vehicular access point. There is a single storey side extension which was constructed circa 2012 which will be retained as part of this proposal.

In the previously refused application 20230175 it was noted that no full width front extensions exist in the area and whilst there were front porches within the vicinity they are only part width. Concerns were raised that a full width extension would interrupt the existing building line and harm the character of the street scene. The current proposal has reduced the width of the front extension so that it is part width and forms part of a wrap around extension.



The two-storey side extension which was previously refused has been omitted from the resubmission and there is only a single storey side extension, this has reduced the amount of bulk and massing which was previously proposed.

The proposed extension in terms of the roof form of the proposed extension differs from the existing single storey side extension which is finished with a flat roof. This is not ideal in terms of design, but as the views of the existing single storey extension will be obscured by the proposed extension, it is considered

acceptably designed.



The current proposal is considered to adequately address the previous reasons for refusal and on balance is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Due to the siting of the proposed extension, there will not be any loss of private amenity space, the current application will not introduce any further bedrooms so it is considered the revised application adequately safeguards existing occupier amenity. This addresses the second ground of refusal from 20230175.

Neighbouring Amenity

The proposal is not liable to result in any material harm in terms of loss of light, outlook or privacy to the adjoining occupier known as No.3 Rembrandt Drive. The side extension is positioned on the western elevation and will have no impact to this premises.

The application property is an end of terrace and is not liable to harm any other surrounding properties.

A replacement window is proposed in the western flank elevation to serve a w.c at ground floor and so should permission be forthcoming this window will be conditioned so that it is obscure glazed to safeguard privacy of neighbouring properties.

Parking and Highways

The revised proposal will result in adequate off road parking provision to satisfy the requirements of SPG4 – KCC Parking Standards (2006).

Conclusion & Recommendation

The revised proposal is considered to adequately address the previous reasons for refusal 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:	20th July 2023	Dated:	21 July 2023
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