



Delegated Report

Householder Planning Application

Application no: 20220590

Location: 18 Marks Square Northfleet Gravesend Kent

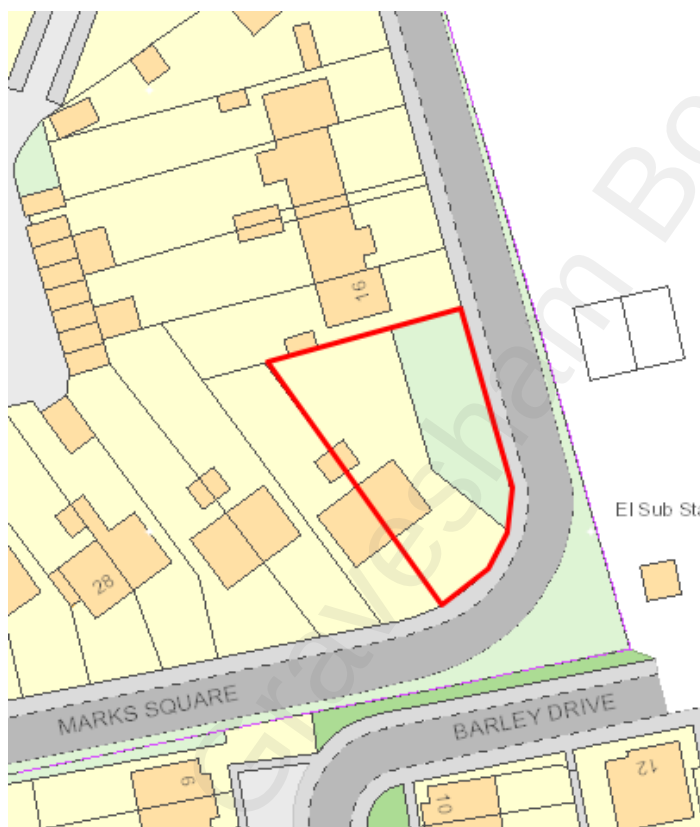
Description: Erection of a two-storey side extension.

Applicant: Mr Lewis Brown

Site Visit Date: 25, 30 March and 26 April 2022

Description of the Application Site and Surroundings

The site the subject of this planning application comprises a semi-detached corner property within a large suburban estate (of over 350 houses) built in the early 1950s originally as post war Council housing. It is shown in the red line plan below. The dwelling has a garden curtilage extending to 0.05 hectares.



The existing dwelling is bay-fronted and is of red/brown brick construction with a tiled roof. The front garden is lawned and enclosed by a low concrete block wall. There is a small outbuilding at the rear of the dwelling.

The application property and similar pairs of semi-detached dwellings to the west are sited in echelon fashion to the adjoining highway. Adjoining the rear/side garden of the applicants dwelling to the north is a terrace of two storey 1950's dwellings.

There is a strip of amenity land to the side of the flank wall of the dwelling that fronts on to Marks Square and runs up to the flank wall and front garden/parking for 16 Marks Square which is a two-storey end terraced dwelling. The amenity land was granted permission for inclusion within the garden of 18 Marks Square in 2011 but has not been annexed as such.

It is enclosed by a low block wall to the frontage and originally hedging behind and was, until more recently, very overgrown.

There is a street tree in the pavement at the front. The dwellings in Marks Square have access to lock up garaging in a garage court at the rear.

To the south and east of the application site is a new development of residential properties currently under construction and being built jointly by the Vistry Group (Bovis) and Persimmon Homes and is known as Watermans Park.

The application site is shown within the Google 3D aerial photographs 2022 below



Planning History

Ref No	Description and Site	Decision	Date
19511119 (TH/3/51/119)	Erection of 32 dwellings.	Permission	21.12.1951
20110548	Change of use from amenity land to residential garden	Permission	24.08.2011
20210243	Erection of 2no. 3 bedroomed semi-detached houses within the curtilage of 18 Marks Square and construction of 2no. vehicle crossovers.	Refused	21.12.1972
20220175	Erection of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front	Permission	30.05.2022
20220590	<i>This Application</i>		

Pre-Application Enquiry

Erection of 2no. 3 bedroomed semi-detached two storey houses with front and rear dormers in the roof space within the curtilage of 18 Marks Square and construction of 2no. vehicle accesses.

Proposal

Submitted Drawings and Documents

Planning Application Form

Drawing No 220103-A 001 Rev A: Site Location Plan, Existing and Proposed Block Plan
Drawing No 220103-A 002 Rev A: Existing Floor Plans
Drawing No 220103-A 003 Rev A: Existing Elevations
Drawing No 220103-A 004 Rev A: Proposed Floor Plans
Drawing No 220103-A 005 Rev A: Proposed Elevations
Drawing No 220103-A 006 Rev B: Proposed Block Plan with previous granted application shown

Details of the Development

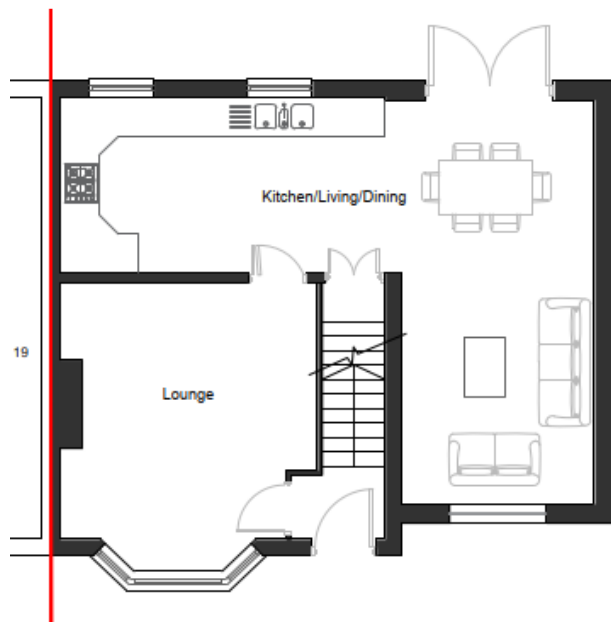
This planning application is for erection of a two-storey side extension. It would be constructed on the east side of this semidetached dwelling and will provide a combined living and dining area linked to the existing kitchen at ground floor and with a bedroom and en-suite shower room at first floor. It will be 7m deep and 3.25m wide set back from the main wall at the front by 0.5m and will be constructed of matching brickwork with a tiled pitched roof.



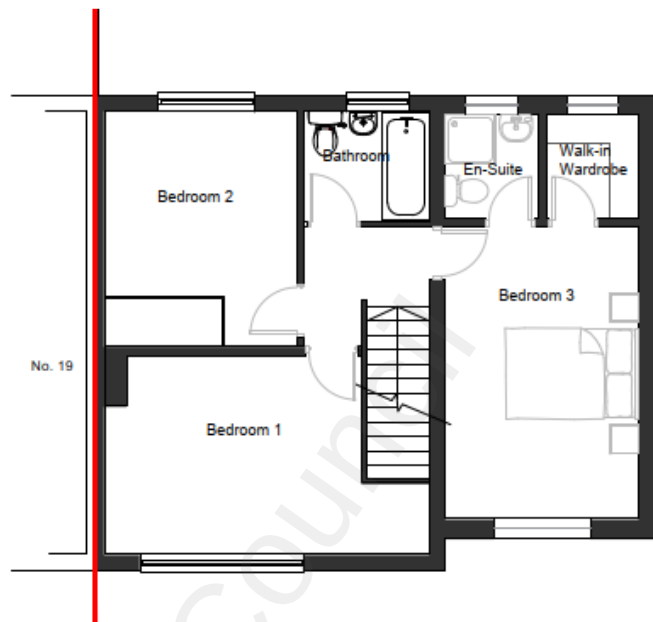
The siting of the extension is shown in the plan opposite.

This also shows in outline (in green) the proposed location of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front that was permitted within the rear garden of the dwelling in May 2022 but has yet to be implemented.

The proposed floor plans of the extension are shown below

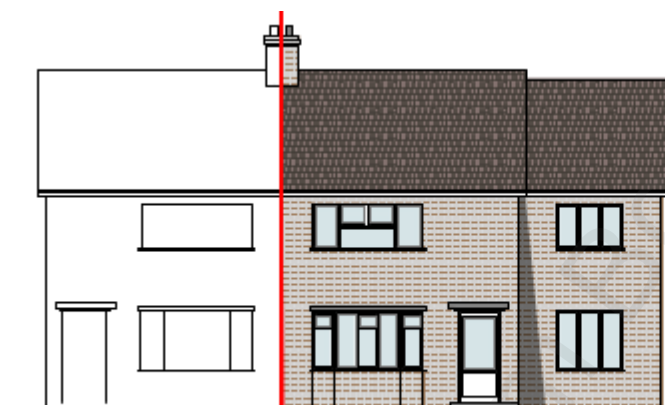


Ground Floor Plan (No. 18)

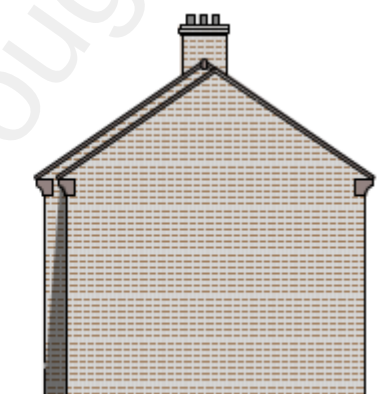


First Floor Plan (No. 18)

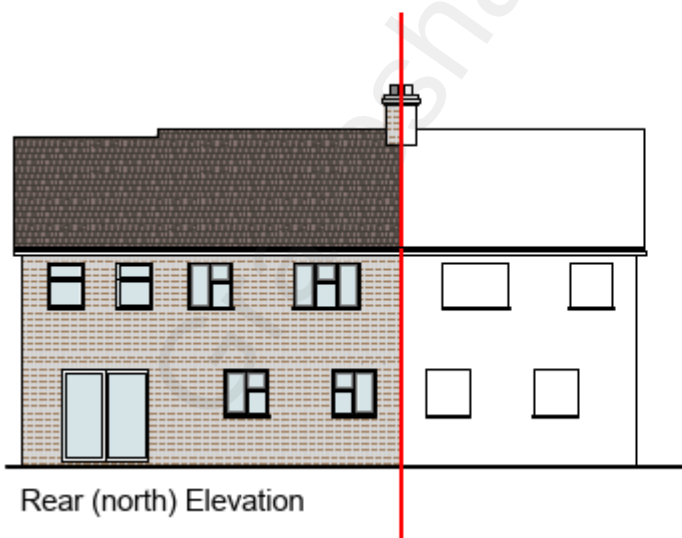
The proposed elevations of the extension are as shown below



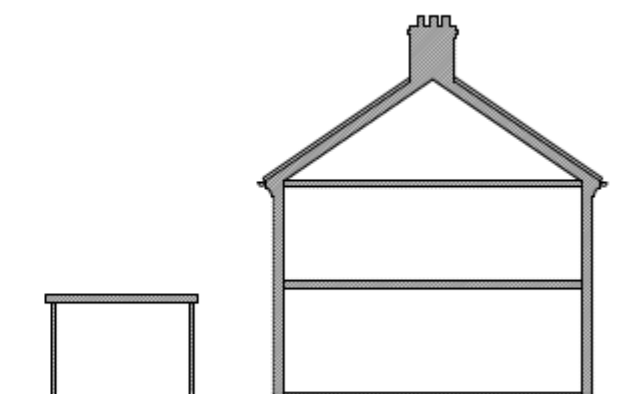
Front (south) Elevation



Side (east) Elevation



Rear (north) Elevation



Side Sectional (west) Elevation

Development Plan and other related Planning Policies and Guidance

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014)*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994), and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies that will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within the **urban area** (Policy CS02), in the Gravesham Local Plan Policies Map.

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance to this planning application:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. The following remaining saved policies are relevant to the consideration of this proposal:

Policy T1: Impact of Development on the Highway Network.
Policy T5: New Accesses onto Highway Network.
Policy P3: Vehicle Parking Standards.

Review of Local Plan

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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation, the extent to which there are unresolved objections, and the degree of consistency of policy with those in the Framework.

As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should, at this stage, be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this planning application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles.
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts.
Proposed Policy INF 4: New Accesses and Junctions.
Proposed Policy INF 5: Electric Vehicle Charging Points.
Proposed Policy RES 2: Residential Space Standards.
Proposed Policy AM 4: Sunlight and Daylight within New Development.

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

Section 2, Paragraphs 7 - 14: Achieving sustainable development
Section 4, Paragraphs 38 - 59: Decision Making
Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
Section 12, Paragraphs 126 - 136: Achieving well-designed places
Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006).
- Vehicle Accesses on Classified Highways (SPG6 November 1992).
- GBC Residential Layout Guidelines, SPG2, including Housing Standards Policy Statement October 2015, Adopted February 1996 - amended June 2020.
- Technical Housing Standards: Nationally Described Space Standards.
- Householder Extensions/Alterations Design Guide SPD, adopted 01 October 2021

Consultations, Publicity and Representations

Consultations - Internal

GBC Highways Development Management Officer

No comments

Ward Councillors - Coldharbour Ward

No comments received

Publicity and Representations

The application was publicised by individual notification to 5 surrounding properties and a site notice was displayed on site. The expiry date for neighbour publicity was 08 July 2022. No representations have been received.

Planning Analysis and Appraisal

The Issues

The planning considerations in the assessment of this revised application and proposals are:

- Principle of the Development
- Design, Character and Appearance and Visual Impact
- Amenity of Future Occupiers
- Impact on the Amenity of Neighbouring Properties
- Highways and Parking Issues
- Other Material Planning Considerations

Principle of the Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in an urban area. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development. Domestic extensions, additions and alterations to dwellings are generally accepted as being appropriate in principle within the urban area.

There are therefore no policy objections to the principle of development on this site subject to the proposal complying with the relevant policies relating to design and character of the area, the amenity of future occupiers, the impact on the privacy and amenity of neighbouring properties, highway or parking impacts, and any other material planning considerations.

Design, Character and Appearance and Visual Impact

General Policy Issues

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. It requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape value, which contribute to local character and sense of place.

It requires new development to be located, designed, and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

Paragraph 9.4.7 All domestic extensions, additions and alterations should be well designed and located and respect the scale, form, proportions, character and appearance of the main dwelling and the character of the locality. Particular attention should be paid to:

- *The roof form and roofline.*
- *Window detail.*
- *Architectural features.*
- *Boundary treatments, and*
- *Materials.*

At a national level the National Planning Policy Framework (NPPF) 2021 sets out in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Developments should also ensure that there is a high standard of amenity for existing and future users.

Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

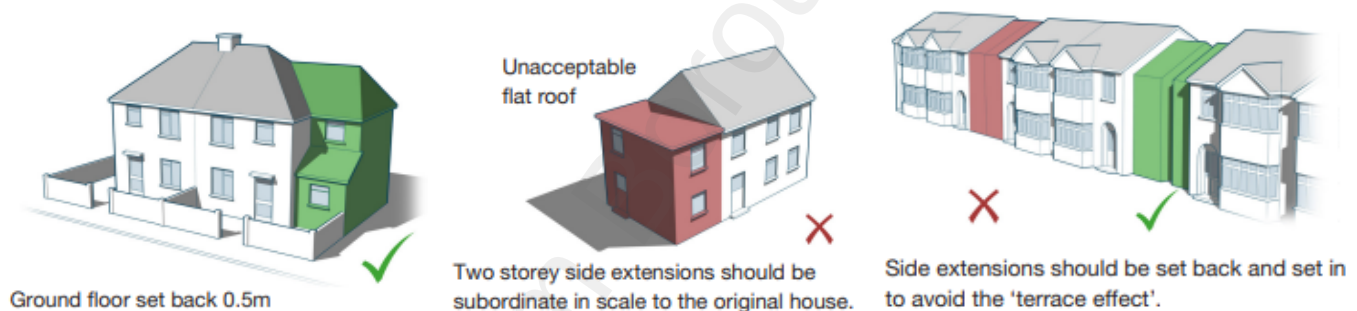
It also states (Paragraph 134) that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Evaluation and Assessment

The recently adopted Householder Extensions/Alterations Design Guide SPD (October 2021) states in relation to two storey side extensions

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25-degree rule will be used to assess the impact of the extension on neighbouring light / outlook
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden



As the site is a corner plot there is additional relevant design guidance which indicates:



- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities

In this case the extension as proposed is well designed with a pitched roof and set back from the frontage

by 0.5m in accordance with the design guidance and only just over 50% of the width of the existing dwelling and thus can be considered as being reasonably subordinate and subservient to the main dwelling.

As it is on a corner plot and not within a continuous row of dwellings it would not result in a terracing effect and does not conflict with existing building lines. There will not be any fenestration within the side (east) elevation of the flank wall of the extension on the corner of the site that might add some interest in the street scene, but the existing dwelling is angled rather than square on and through planning conditions it would be useful to introduce some landscaping within the side garden to add some structure.

External facing materials are to match the existing dwelling.

Overall, the proposals are of a suitable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene and will comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy 2014 requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines'.

The Supplementary Planning Guidance Note 2 Residential Layout Guidelines referred to above sets out the Council's standards in relation to private garden areas and internal space standards, amongst other things.

On 25 March 2015 the Government issued a written ministerial statement which introduced new technical housing standards in England and set out how these would be applied through planning policy. From 1 October 2015, existing Local Plan policies need to be interpreted with reference to the nearest equivalent national technical standard. Therefore, for Gravesham, Local Plan Core Strategy policies CS18 Climate Change and CS19 Development and Design Principles, Local Plan First Review saved policies H5 and AP10 and associated guidance in the Residential Layout Guidelines Supplementary Planning Guidance (SPG), should be interpreted by reference to the nearest equivalent new national technical standard.

The Housing Standards Policy Statement and GBC Residential Layout Guidelines are set out in the Council's website via the following link:

<https://www.gravesham.gov.uk/downloads/file/243/residential-layout-guidelines-spg2-inc-housing-standards-policy-statement-2015>

The National Technical Standards require bedroom sizes of 7.5m² for a single bedroom and 11.5m² for a double bedroom and minimum overall areas of 70m² for a 2-bedroom (4 person) unit and 86m² for a 3-bedroom (5 person) unit. The development provides acceptable internal living standards according with national space standards with the double bedroom being indicated as 13.5m² and the combined kitchen, dining and living room as being 33m², the latter thus well in excess of the GBC residential layout guidelines.

The proposal benefits the occupants of the dwelling by increasing the number of bedrooms by one to create a three-bedroom dwelling plus additional ground floor accommodation and future proofs the existing dwelling.

In terms of private amenity space for the dwelling, the existing garden depth has already been reduced from a depth of 15m to 8m as a result of the as yet unimplemented permission for the additional two bed dwelling within the rear of the garden to the north and the proposed side extension itself will be a minimum of 6m from the side boundary of the garden of the proposed dwelling. The proposed extension will therefore not make a significant difference in terms of reduction of amenity space. There is still a large front garden and also a side garden of 6.5m to 8.0m between the flank wall of the extension and the back edge of the footway to the east of the dwelling.

Generally, therefore the development will provide a satisfactory living environment for the future occupants of the dwelling in accordance with Policy CS19 (Development and Design Principles) of the Gravesham

Impact on the Amenity of Neighbouring Properties

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Safeguarding residential amenity, in terms of privacy, daylight and sunlight and ensuring that all development proposals are fit for purpose and adaptable to meet the need of users are important considerations referred to in Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014.

At a national level Paragraph 130 of the National Planning Policy Framework 2021 indicates that planning policies and decisions should ensure that developments, amongst other things, are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

Paragraph 9.4.8. Any such development should not have an unacceptable adverse impact on the occupiers of neighbouring properties due to loss of sunlight and daylight or overlooking. Where the potential for an unacceptable adverse impact due to loss of sunlight or daylight exists, an application should be accompanied by a formal assessment undertaken in accordance with policy AM4.

Paragraph 9.4.13 Proposals for domestic extensions, outbuildings or other forms of development, which harm the character and appearance of the main dwelling or its locality or have an adverse impact on the amenity of occupiers of neighbouring properties or otherwise are not policy compliant will not be permitted.

In this case the scale, massing and height of the extension are not considered to result in a material impact on the living conditions of the adjoining properties in terms of loss of light, overlooking or overshadowing.

There are no windows in the side elevation of the proposed extension looking eastwards towards the new dwellings under construction on the Watermans Parks development and those in the front elevation looking south also towards the new dwellings on Watermans Park will be over 30m away. There will be windows in the rear elevation at first floor level looking north towards the garden and flank elevation of the proposed dwelling that has been permitted in the applicant's garden, but these will be to serve a dressing room and an ensuite bathroom, the latter potentially obscure glazed.

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

Parking and Highways Impacts

At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4). SPG4 states that for a property with four or more

bedrooms there should be a maximum of 3 spaces per dwelling, 2 spaces for 3 bedroom dwellings.

There is currently no off street parking within the dwelling plot although the applicants may have access to garage parking within the lock up garage court at the rear but this is not indicated in the application. There is on street parking locally to many of the adjoining dwellings in Marks Square which is not significantly congested due to the fact that the new development at Watermans Park to the south and east is insular with no frontage development on to Marks Square or Lanes Avenue.

Marks Square is an unclassified road with a footway only on one side of the road but with restricted forward visibility due bends in the road.

The new dwelling that was permitted within this dwelling plot under reference 20220175 has only one off-street parking space being provided within the front garden of the proposed dwelling on to the east side of Marks Square in order not to impact on a street tree outside the site.

It is recommended that if permission is to be granted for the extension no additional hardstandings are permitted to the dwelling plot without formal consent not just for reasons of visual or biodiversity interest but also because of the bend in the road and potential highway hazards due to forward visibility issues.

Similarly, there would need to be controls imposed on any new boundary treatments to the site for similar reasons. It is noted that in any case there is a planning condition that is still in force in relation to the consent given in 2011 when permission was given for the change of use of amenity land to residential garden (being former GBC amenity land) that removed any permitted development rights for a boundary treatment over 1 metre high within 2 metres of the boundary adjacent to the highway. Moreover, there is a further planning condition on the permission for the additional dwelling within the site requiring details of boundary treatments to the site for both the existing dwelling and new dwelling including any retaining structures but there is no certainty that the additional dwelling will necessarily be constructed.

There have been no highway comments from the GBC Highways Development Management Officer.

As such in respect of parking and highway safety the proposal is not considered to conflict with Gravesham Local Plan Core Strategy Policy CS11 (Transport) 2014 or saved Policies T1, T5 and P3 of the Gravesham Local Plan First Review, 1994, or Section 9: Promoting Sustainable Transport of the National Planning Policy Framework (NPPF) July 2021, but subject to relevant planning conditions.

Other Material Planning Considerations

There are no other likely material planning considerations

Conclusions and Balancing Exercise

The development has been fully considered and assessed and is acceptable in design and amenity terms and conforms to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and the National Planning Policy Framework (NPPF).

The proposals are of a suitable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene.

The development complies with the adopted residential layout guidelines. The development will provide a satisfactory living environment for the future occupants of the dwelling. The proposal benefits the occupants of the dwelling by increasing the number of bedrooms by one to create a three-bedroom dwelling plus additional ground floor accommodation.

There are no neighbour objections or other adverse consultation responses.

There are no highway objections to the development per se but recognising that the size of this dwelling plot will be reduced as a result of the as yet unimplemented permission for the additional two bed dwelling within the rear of the garden to the north that could remove potential rear garden parking this could result in proposals to introduce on plot parking within the remainder of the application site and it would be necessary

to ensure that this might be controlled for reasons of local visual amenity, biodiversity and highway and pedestrian safety.

Other planning conditions are considered necessary in respect of controlling boundary treatments and ensuring that the visual appearance of the site is enhanced through appropriate landscaping.

It is therefore considered that the proposals can be supported, and PERMISSION granted but subject to various appropriate conditions.

In the analysis of the planning issues and the subsequent recommendation, consideration has been given to the Human Rights Act and it is concluded that any breaches or interference to individual human rights are reasonable and fair.

Recommendation:

The recommendation is for **PERMISSION**, subject to the following conditions, reasons and informatives

CONDITIONS AND REASONS

Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Planning Application Form

Existing Plans

Drawing No 220103-A 002 Rev A: Existing Floor Plans
Drawing No 220103-A 003 Rev A: Existing Elevations

Proposed Plans

Drawing No 220103-A 001 Rev A: Site Location Plan, Existing and Proposed Block Plan
Drawing No 220103-A 004 Rev A: Proposed Floor Plans
Drawing No 220103-A 005 Rev A: Proposed Elevations
Drawing No 220103-A 006 Rev B: Proposed Block Plan with previous granted application shown

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Materials

3. All external facing materials used in the development hereby permitted shall match as closely as possible to those of the existing dwelling or implemented as may be indicated in the planning application form and/or

annotated on the approved drawings.

Reason: In the interests of visual amenity and to ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014) and Section 12: Achieving well-designed places of the National Planning Policy Framework (NPPF), 2021.

Permitted Development Rights - Windows

4. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in the extension hereby permitted at any time unless with the prior written permission of the Local Planning Authority having first been obtained. For the avoidance of doubt the first floor rear ensuite bathroom window in the extension hereby permitted shall be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason: In the interests of local residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and in order to ensure that any alterations to the permitted scheme may be the subject of a planning application that the Local Planning Authority would wish to determine on its merits.

Boundary Treatments

5. Notwithstanding the details and annotations shown in the approved plans and particulars, full details of the new boundary treatments to the site including any retaining structures shall be submitted to and approved in writing by the Local Planning Authority within one month of the commencement of the development hereby permitted and the approved boundary treatment scheme shall then be fully implemented prior to the development hereby permitted being first occupied.

Reason: In the interests of visual amenity, the wider street scene and pursuant to Gravesham Local Plan Core Strategy Policies CS19: Development and Design Principles and the national planning guidance in Section 12: Achieving well-designed places of the National Planning Policy Framework (NPPF), 2021.

Permitted Development Rights - Additional Hardstandings

6. Notwithstanding the provisions of Article 3 of, and Part 1 Class F of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to those Classes in any Order replacing, revoking or re-enacting that Order with or without modification), no additional hardstanding areas, parking areas or hard surfaced areas, other than as shown in the approved drawings, shall be subsequently formed or provided on the site unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high quality of design, in the interests of highway and pedestrian safety and in order to achieve biodiversity net gain, pursuant to Gravesham Local Plan Core Strategy 2014 Policies CS11: Transport, CS12: Green Infrastructure and CS19: Development and Design Principles, saved policies T1, T5 and P3 of the Gravesham Local Plan First Review 1994, and Section 9: Promoting Sustainable Transport, Section 12: Achieving well-designed places and Section 15: Conserving and Enhancing the Natural Environment of the National Planning Policy Framework (NPPF), 2021.

Landscaping Scheme

7. Prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping within the garden area of the existing dwelling shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full

during the first available planting season following the first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and type during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and biodiversity and in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), and Section 12: Achieving well-designed places and Section 15: Conserving and Enhancing the Natural Environment of the National Planning Policy Framework (NPPF), 2021.

INFORMATIVES

1 DEVIATION FROM THE APPROVED PLANS

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

2 BUILDING REGULATIONS AND PARTY WALL ACT 1996

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any enactment or provision other than Section 57 of the Town and Country Planning Act 1990. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996. This legislation is not taken into account when determining a planning application and independent advice should be taken in this regard.

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

4. WORKS OF CONSTRUCTION

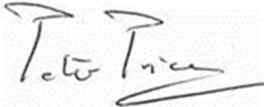
Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25 th July 2022	Dated:	26 th July 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220590 - Delegated Report -18 Marks Square Northfleet - two storey side extension