

Delegated Report

Householder Planning Application

Planning Application No: 20240994

Location: 55 Beresford Road Northfleet Gravesend Kent

Description: Retrospective application for a single storey rear/side extension.

Applicant: Mr Sukhamander Sekhon

Site Visit Date: 21 November 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 55BR/A3/01A Existing layout and elevations and site location plan;
Drawing no. 55BR/A3/02A Proposed layout and elevations; and
Drawing no. 55BR/A3/03 Existing and proposed block plans.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (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)

- TC7 – Other Archaeological Sites

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development

- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No objection to this application or comments to make.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. The consultation period expired on 13 December 2024. Three representations (all objecting) have been received and are summarised as follows;

- Significant loss of light to kitchen and dining room windows at no. 57 Beresford Road.
- Works at the application site have damaged a wall at no. 57 Beresford Road, which should be rectified by the applicant.
- Construction works at the application site have caused adverse noise impacts on weekends and evenings outside of normal working hours.
- The application property has repeatedly undertaken works contrary to planning permissions.
- Construction debris and equipment has been left in the gardens at no. 57 Beresford Road.

Officer's Analysis

Background

Following an enforcement investigation into the erection of a rear extension at the application site without planning permission, this application has been submitted in an attempt to regularise the unauthorised development.

Design, Character and Appearance

The proposed development would be of a design that would match with the existing building and those in the surrounding area and it is noted that no. 57 Beresford Road has a similar extension. However, the proposed facing materials (yellow brick) would not match with those on the existing building (painted pebble dash).

Due to the location of the application site adjacent to a public open space and the open nature of the rear boundary treatment, the proposal would be publicly visible and as such, it would be more appropriate for the facing materials to be altered to match with those existing. However, due to the small size of the extension, the proposal would not detract significantly from the visual amenities of the surrounding area.

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 SPD (2021).

Amenity of Future Occupiers

The proposed development would increase the size of an existing kitchen/diner but there would be a reduction in both the size and depth of the rear garden.

The original garden area of circa 32 square metres has been reduced to 25 square metres and the original depth of between 5 and 11.7 metres has been reduced to between 5 and 7.1 metres. According to the

Residential Layout Guidelines (June 2020) a one/two bedroom dwelling should have a minimum garden area of 37.2 square metres and a minimum depth of 7.6 metres. Therefore, the original garden was below the RLG requirement for the smallest type of residential property and the proposed development would result in an even greater under provision, to the detriment of the living conditions of future occupiers.

It is noted that there are no outbuildings within the garden and that a condition could be attached to any planning permission granted to ensure that no future outbuildings or extensions can be erected without planning permission. This would protect the residual garden dimensions and consequently any further detriment to the residential amenity of future occupiers. It is also noted that due to its narrowness, the part of the garden removed would not be especially usable. As such, the loss of garden area would not be a justifiable reason for refusal.

It is noted that the proposal would result in the loss of the only window to the kitchen/diner but due to there being a door with a window for that room in the rear elevation, there would be no significant loss of natural light.

Overall, the proposal would provide an adequate standard of living for future occupiers and would not be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 53 and 57 Beresford Road (located to the north and south respectively).

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 or overbearing impacts to the occupiers of the surrounding dwellings.

Due to the location of the proposed development, there would be no adverse overshadowing impacts to the occupiers of no. 53 Beresford Road.

Local residents have raised concerns that there would be a loss of light to the kitchen and dining room windows at no. 57 Beresford Road. Due to the height of the proposed extension and its proximity to the boundary, it is acknowledged that overshadowing would occur. However, it is noted that no. 57 Beresford Road already has a similar rear extension to that proposed, which itself has resulted in a loss of light to the kitchen and dining room windows of the property. The extension is a utility room with high level side windows and no windows at the rear and is in a non-habitable use. The kitchen is also a non-habitable use. Furthermore, the proposed extension is only marginally taller than an extension that could be erected using permitted development rights. As such, it is considered that the loss of light to the dining room at no. 57 Beresford Road would not be a justifiable reason for refusal.

Overall, the proposal 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 (2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks has occurred, then it is considered that there would have been 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 within the buffer zone for the Northfleet Power Station historic landfill site and could be subject to ground contamination. However, as the groundworks have already been undertaken, an informative can be added to any planning permission granted to ensure that the applicant is aware of the potential for adverse contamination impacts.

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.

A local resident has raised a number of concerns, one of which has been covered in the above discussion. The outstanding issues are summarised (in italics) and commented on as follows;

- *Works at the application site have damaged a wall at no. 57 Beresford Road and construction debris and equipment has been left in the gardens at no. 57 Beresford Road* – this is not a material planning consideration, it is a civil matter that must be addressed between the relevant parties.
- *Construction works at the application site have caused adverse noise impacts on weekends outside of normal working hours* – this is not a material planning consideration. However, an informative setting out good construction practice, including the appropriate timing of construction works can be attached to any planning permission granted.
- *The application property has repeatedly undertaken works contrary to planning permissions* – noted but this is not a matter that can be taken into consideration in the determination of this application.

Suggested Conditions

Development in accordance with the approved plans

No outbuildings or extensions without planning permission

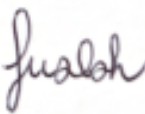
Conclusion

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

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17 December 2024	Dated:	02 January 2025