



Delegated Report

Householder Planning Application

Planning Application No: 20240229

Location: 9 Cygnet Gardens Northfleet Gravesend Kent

Description: Partial demolition of detached out building and construction of a single storey rear extension.

Applicant: Mr Sergiu Bonta

Site Visit Date: N/A (Photos provided as part of the application)

Preliminary Matters

During the course of the application, it was noted that the floor plans were showing alterations to the front porch, however this had not been included in the description and was not shown on the elevation plans. As such, the agent was contacted and the porch was removed from the plans, with revised plans and Design and Access Statement received and accepted by the Local Planning Authority on 30.04.24.

Submitted Documents/Plans

Application Form;
Supplementary Information – REVISED Design and Access Statement;
Supplementary Information – Picture 1 of Outbuilding;
Supplementary Information – Picture 2 of Outbuilding;
Supplementary Information – Picture 3 of Outbuilding;
Drawing No. 9CG/2024/01 D – REVISED Floor Plans Elevations and Section – Existing and Proposed;
and
Drawing No. 9CG/2024/02A – Site Location Plan and Block Plans - Existing and Proposed.

Superseded Documents/Plans

~~Supplementary Information – Design and Access Statement;~~
~~Drawing No. 9CG/2024/01 C – Floor Plans Elevations and Section – Existing and Proposed; and~~
~~Drawing No. 9CG/2024/01B – Floor Plans Elevations and Section – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220276	Erection of a two storey rear extension, front porch and a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	Refused	01.08.2022

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 26.03.24 and no representations were received. The overall consultation period expired on 19.04.24.

Officer's Analysis

9 Cygnet Gardens is a two storey semi detached property located to the south west of the highway.

Site Photo



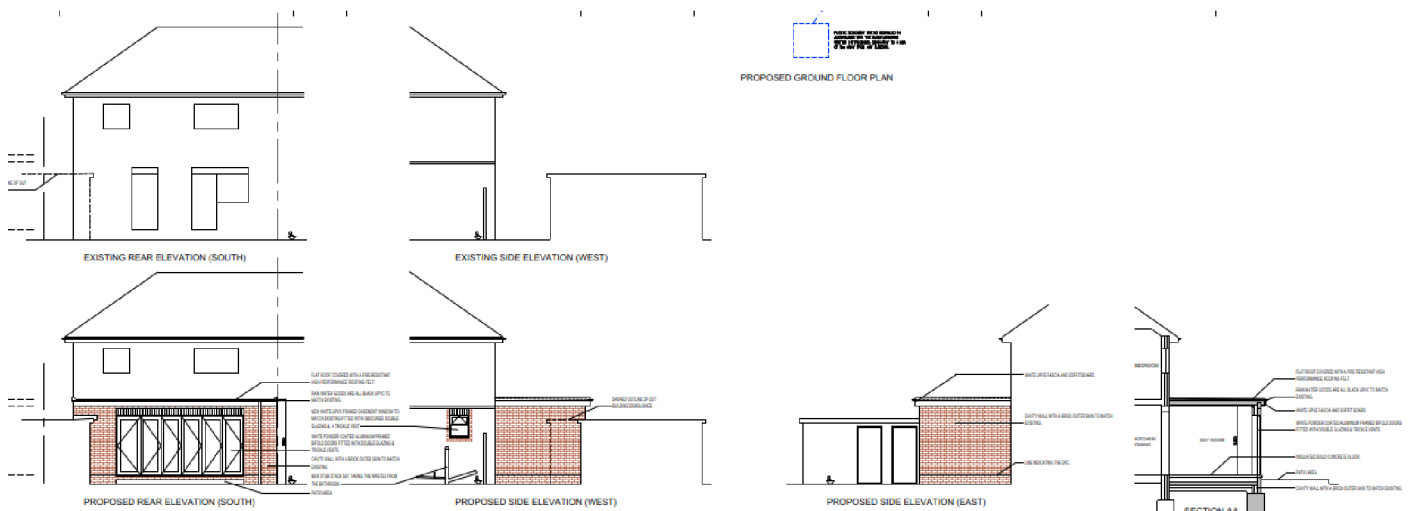
This application proposes the partial demolition of the detached out building and construction of a single storey rear extension along with the installation of a new obscure glazed window in the flank elevation of the existing dwelling, at ground floor level.

Proposed Development

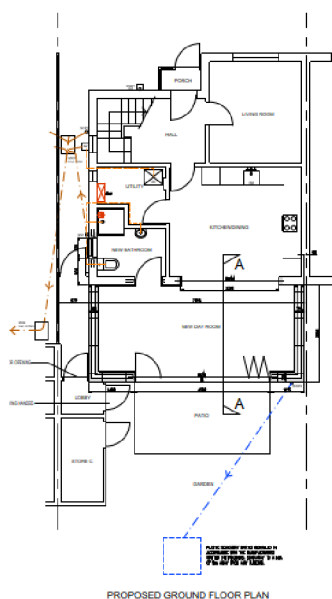
The proposal would create space for a new day room and improved light levels. It would have the following dimensions:

- Height 3.05 (max)
- Depth 3.21m
- Width 7.16m

Existing and Proposed Elevations



Proposed Floor Plans



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The extension would have a flat roof and would be constructed using appropriate external materials to match the existing dwelling. In addition, the new window in the flank elevation would match the existing windows of the property. This can be secured by condition to ensure a satisfactory visual relationship between the existing dwelling and proposed new development.

The extension would span the width of the dwelling and connect to the remaining part of the outbuilding but is considered to be modest in depth and height. As such, the development is considered to be subservient to the main dwelling. In terms of the outbuilding, the plans show that this would form a lobby/storage area, and the Design and Access Statement indicates the remaining building shall be made good.

The development would not impact the character and appearance of the street scene, as it would not be visible from the public vantage point by virtue of the existing access gate, screening this from view.

Overall, the proposal complies with Policy CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Day rooms are not specified within the guidance, however the room sizes are considered to be acceptable. The resultant garden area exceeds the requirements of the RLG (2020). Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with

Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this proposal.

Neighbouring amenity is assessed in terms of loss of light, outlook, privacy and causing a sense of enclosure. The proposed extension is single storey, modest in height and depth with no windows proposed in the flank elevations. The new window in the flank elevation of the main dwelling is obscure glazed which can be secured by condition to ensure privacy. As such, the proposal is not considered to result in a detrimental impact on neighbouring amenity.

Overall, the proposed development would safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns, in terms of highways and parking, that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The proposed single storey rear extension will be constructed using acceptable materials and is subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30th April 2024	Dated:	01 May 2024