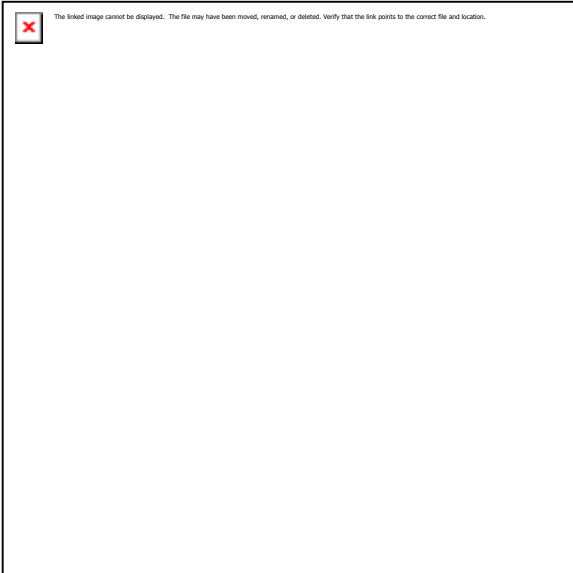




Delegated Report

Householder Planning Application

Planning Application No: 20220259

Location: 6 Grieves Road Northfleet Gravesend Kent

Description: Partial demolition of existing outhouse and erection of single storey side/rear extension.

Applicant: Mr and Mrs Stedman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 10/03/2022;
- Drawing No: M367/E01 (Site Location Map and Existing Block Plan) Received 10/03/2022;
- Drawing No: M367/E02 (Existing Plans & Elevations) Received 10/03/2022;
- Drawing No: M367/P01 (Site Location Map and Proposed Block Plan) Received 10/03/2022;
- Drawing No: M367/P02 (Proposed Plans & Elevations) Received 10/03/2022;

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

KCC Heritage

“The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.”

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 28/04/2022 and no comments were received.

Analysis

Proposal

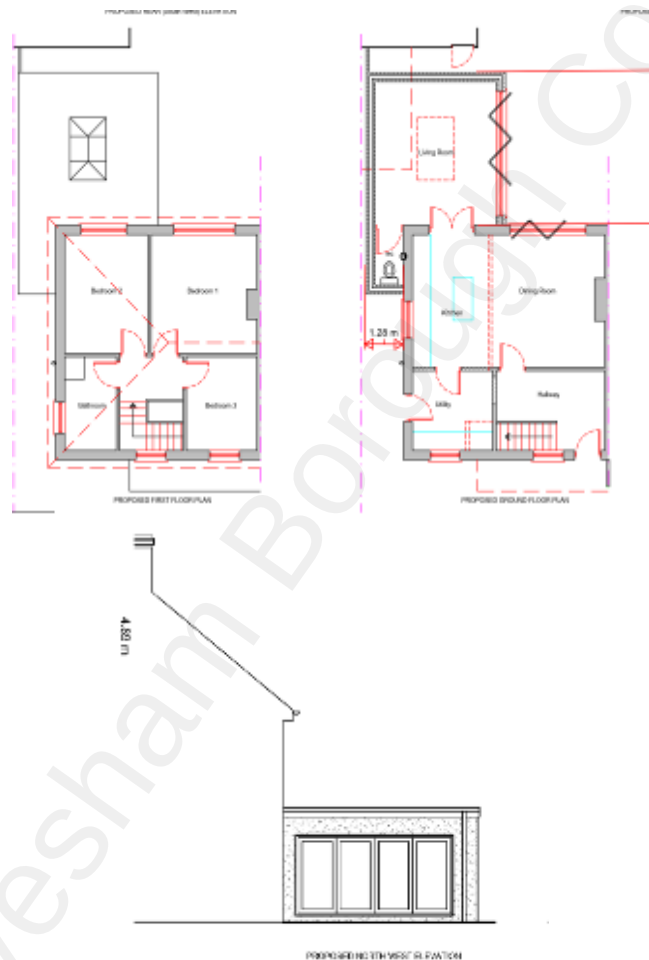
The application proposes a partial demolition of existing outbuilding and the erection of a single storey side/rear extension. The side extension will project approx. 1.2m from the flank wall of the original house and project approx. 4.89m from the original rear elevation. The extension will have an overall height of approx. 2.8m which will be finished with a flat roof which will include a roof lantern. There will also be a bifold door in the northern elevation which will allow for access to the garden area. The extension will allow for the creation of a w/c and a living space.

Character and Appearance

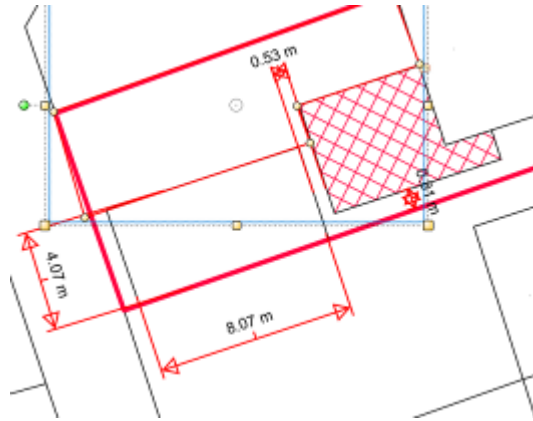
The application site is a semidetached house in use as a single family dwelling. The property does not have any previous planning history, however there is an outbuilding which may have been built under permitted development. The proposal seeks partial demolition of this outbuilding to allow for the proposed extension.



The proposed plans shows the erection of a wall which will be attached from the proposed extension and to the outbuilding, however this is not shown on the proposed elevations.

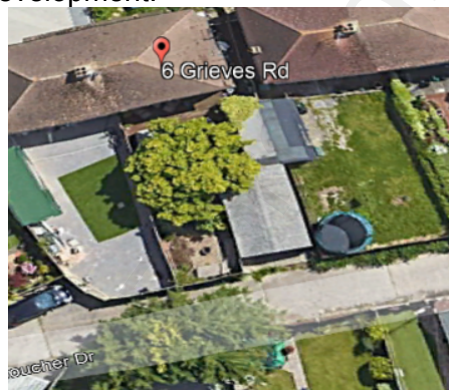


The proposal shows a very narrow gap between the proposed extension and existing outbuilding of some 0.5m, it should be noted that if the two buildings are joined by way of a roof and a further wall on the northern side then this would be subject of a new planning application.



The proposed extension will measure approx 101sqm, the main dwelling measures approx 205sqm and so the extension is considered to be on the larger side, however this is acceptable in terms of scale. The extension is suitably designed with a flat roof extension and render to match the host dwelling.

It should be noted that the application states the proposal will not be impacted by any trees, however it is evident from a screen shot from google earth from April 2022 that there is what appears to be a mature tree in close proximity to the proposed development.



Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

It is not clear what the intention is at this stage, however it is likely that this tree will be removed as part of the proposal. In the interests of biodiversity it is necessary to impose a condition to ensure there is adequate soft landscaping could be an option. However, due to the small nature of the site and development this condition would be unreasonable.

The proposal is acceptable in terms of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden will be approx. 59.24sqm which is marginally below the preferred standards for a three bedroom property. It is not clear how many bedrooms the property currently has, however it should be noted that an extension of a larger size could be built under other forms of permitted development and so refusal is not deemed to be sustainable at appeal level.

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Is it also important to ensure the remaining amenity space is preserved so it is necessary to impose a condition which will remove class E permitted development rights.

Neighbouring Amenity

The proposal is not liable to impact light or outlook to the adjoining property due to its positioning and height, however there is a bifold door in the side elevation which will serve a living space and face directly towards the garden area of No 4.

SPG2 states:

- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.

Consideration is given to the fact that there have been no objections and an extension could be built under permitted development which could be closer to the neighbouring boundary and include flank wall openings. Whilst this is not ideal, on balance it is considered that a refusal may not be arguable in the Council's favour should the application be taken to appeal.

Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28th April 2022	Dated:	28th April 2022