



Delegated Report

Householder Planning Application

Planning Application No: 20220709

Location: 21 Park Avenue Northfleet Gravesend Kent

Description: Retention of a single storey rear extension.

Applicant: Mr Berni Baxter

Site Visit Date: 06.07.22

Preliminary Matters

The agent was contacted via telephone on 26.07.22 to query the number of bedrooms 21 Park Avenue has and to clarify what the single storey rear extension is used for. The agent confirmed the room is used for additional storage and the property has 2 bedrooms.

Submitted Documents/Plans

Application Form;
Drawing No. 001 REV A – Block Plans Pre-Existing with Site Location Plan;
Drawing No. 002 REV A – Elevations and Floor Plans Existing; and
Drawing No 002 REV A – Elevations and Floor Plans Pre-existing.

Relevant Planning History

No relevant history.

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments.

Neighbouring properties

A site notice was displayed on 06.07.22, six surrounding properties were consulted, and one representation was received in support of the application. The overall consultation period expired 29.07.22.

Officer's Analysis

21 Park Avenue is a two storey mid-terrace property located southeast of the highway.



This application is for the retention of a single storey rear extension.

Design, Character and Appearance

The single storey rear extension is used for additional storage space. It is 4.21m deep, has a width of 3.02m and is 2.54m high. There are high boundary treatments on both sides of the site boundary that adjoins with neighbours. The extension is white rendered which is similar to the off-white rendering of the

main dwelling and is therefore considered acceptable. Although the depth of the extension itself is not excessive, it has been constructed off the existing single storey outrigger. As such the cumulative single storey rear element of the property is quite large and dominates the rear of the property. However it is not the full width of the property and also as a flat roof which keeps the bulk and massing to a minimum. Therefore on balance the rear extension is not considered detrimentally disproportionate. Additionally, the extension does not impact the street scene as it is located to the rear of the dwelling. Therefore, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. For a 2 bedroomed property, garden depth should be 7.60m and area should be 37.20sqm. 21 Park Avenue meets the depth requirement at 9.47m, and the area requirement at 48.04m. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

A representation of support has been received for the application. No comments have been received indicating an objection to the proposal. Notwithstanding this, full consideration of the impact on adjacent properties has been made.

There are windows and a door in the North East flank elevation facing No.19. However, this is at ground floor level. It was noted when visiting the site that some of the fenestration is obscure glazed and a high level boundary treatment provides privacy between the application site and the existing extension of the adjacent property (at No.19.)

2022 photo showing obscure glazed door



2022 photo showing high level boundary treatment



The extension is single storey, has a modest height of 2.54m and a depth of 4.21m. A similar proposal with a greater depth of 6.00m, could be constructed under a Permitted Development Larger Homes application. With consideration to the path of the sun, it is deemed the extension does not cause a detrimental loss of light to neighbouring properties. Additionally, as the extension is single storey, it is not considered to pose an issue for neighbouring outlook or to cause a sense of enclosure.

Therefore, the single storey rear extension is not considered to detrimentally impact the amenity of neighbouring properties in terms of loss of privacy, loss of light, outlook or sense of enclosure and the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the existing extension is unlikely to have any archaeological impact.

Groundwater Source Protection Zone

The application is for a single storey rear extension to be used as storage, therefore it is not considered a potentially contaminating development as per guidance from the Environment Agency.

Conclusion

The existing single storey rear extension has been constructed using acceptable materials and is subservient to the main dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

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

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	01.08.2022	Dated:	04 August 2022