



Delegated Report

Householder Planning Application

Planning Application No: 20240141

Location: 88 Lanes Avenue Northfleet Gravesend Kent

Description: Erection of a single storey rear and side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms.

Applicant: Bartlomiej Marszalek

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Location Plan;
Existing Block Plan;
Proposed Block Plan;
Drawing No: DA117HS88 – 01 – Existing Plan Views;
Drawing No: DA117HS88 – 02 – Existing Elevation Views;
Drawing No. DA117HS88 – 03 Revision 4 – Proposed Plan Views; and
Drawing No: DA117HS88 – 04 Revision 4 – Existing Elevation Views.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230012	Erection of a part single, part two storey rear/side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms	Refused	27.03.2023

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

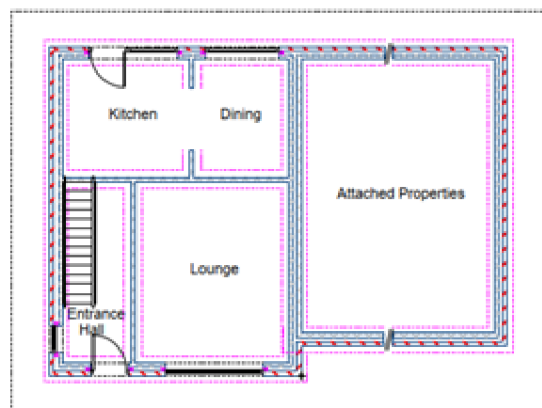
The application was advertised by way of a displaying of a site notice and letters to 5 surrounding properties. The consultation period expired on 29.03.2024 and no comments were received.

Analysis

Proposal

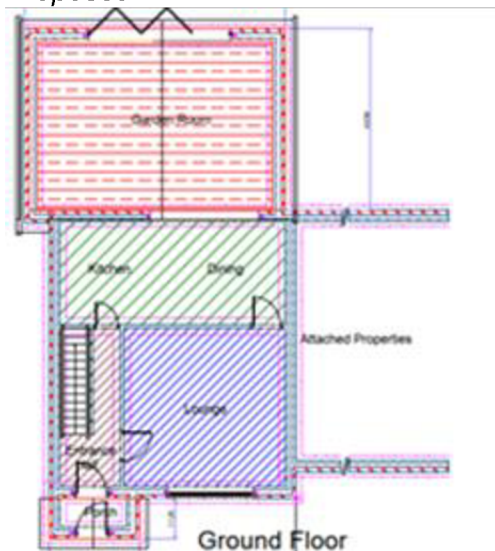
The proposal seeks to erect of a single storey rear and side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms.

Existing



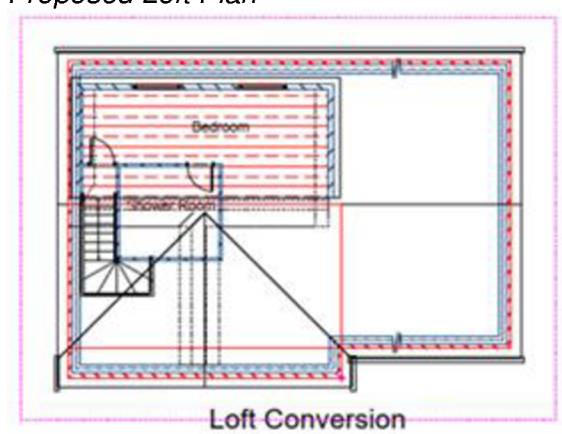
Ground Floor

Proposed



Ground Floor

Proposed Loft Plan



Existing Elevations



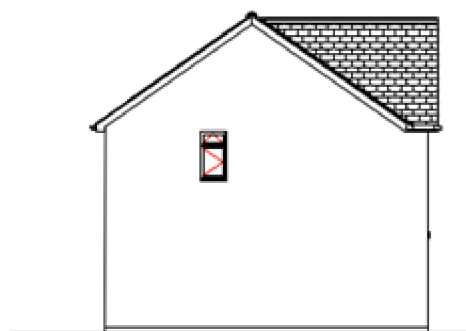
Front Elevation



Side Elevation RH



Rear Elevation

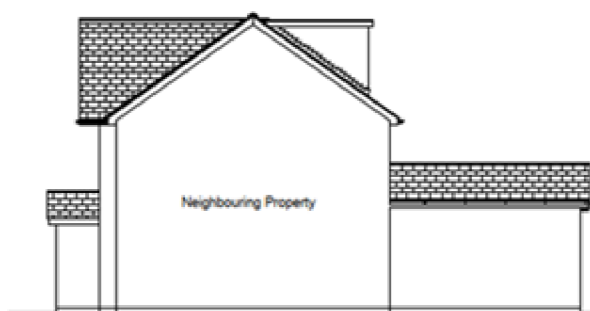


Side Elevation LH

Proposed Elevations



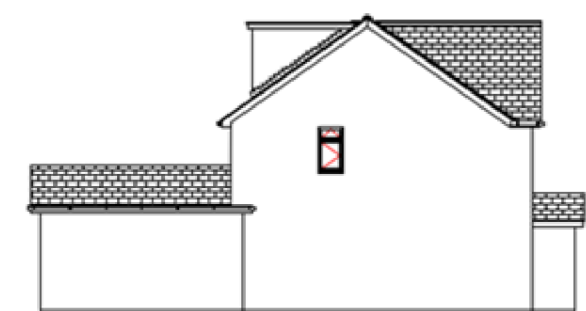
Front Elevation



Side Elevation RH



Rear Elevation



Side Elevation LH

Character and Appearance

The application site is a two-storey end terrace house in use as a single family dwelling. There are examples of front porches within the immediate streetscene and the proposed porch would not significantly differ from those. The rear box dormer is acceptable in size and being inset from the sides and eaves, would appear subservient to the main roof. The single storey rear extension would have a projection of 4.87m approx. which is proportionate to the host dwelling. Therefore a number of rear projections of varying sizes and designs within the area. The rear extension and dormer would not be highly visible from the streetscene and therefore acceptable in this regard.

On balance in terms of design it is considered that the proposed development is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2020).

Amenity of Future Occupiers

The proposed bedroom will have a floor space of approx. 17.78m² which is compliant with the council's technical standards. It will be served by two windows in the proposed rear dormer.

The proposal would result in one additional bedroom, increasing the property from a 3 to a 4 bedroom. The minimum garden size of a 4+ bed property is 100m². Post development, the garden area would be approx. 52m² which falls below the minimum standard as laid out within the SPG2 Residential Layout Guidelines (2020). However, it is acknowledged that all the gardens are modest, with many examples of rear extensions and large outbuildings. As shown below:



As such, and on balance, it would be unreasonable to refuse the application on these grounds alone and the remaining garden would be of a reasonable size. As such, and in this case, the proposal would still provide sufficient private amenity space and there is no objection in this regard

The proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

With a modest projection and no side facing windows, the proposed rear extension and dormer would not result in a detrimental impact on neighbour amenity in terms of loss of privacy or overshadowing.

The proposed extensions and alterations are considered to adequately safeguard neighbouring amenity.

Parking and Highways

The revised proposal will result in 4 bedrooms on site. The property currently does not benefit from off road parking with the front garden being laid to lawn. However there is sufficient on street parking space and the front garden could accommodate 2-3 cars should it be required and already benefits from a drop kerb.



On balance, it is considered that the proposal is acceptable in terms of parking.

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:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	19 th April 2024	Dated:	22nd April 2024