



Delegated Report

Householder Planning Application

Planning Application No: 20240401

Location: 145 High Street Northfleet Gravesend Kent

Description: Demolition of existing extension and erection of single storey ground floor rear extension.

Applicant: Mr Oluwasegun Ajayi

Site Visit Date: Photos taken on 13.05.24

Submitted Documents/Plans

Application Form;
Drawing No.08 – Side Elevations – Proposed;
Drawing No.D01 – Ground Floor Plan – Existing;
Drawing No.D02 Rev 1 – Ground Floor Plan – Proposed;
Drawing No.D03 Rev 1 – Roof Plan – Existing;
Drawing No.D04 Rev 1 – Roof Plan – Proposed;
Drawing No.D05 – Front and Rear Elevations – Existing;
Drawing No.D06 – Side Elevations – Existing;
Drawing No.D07 – Front and Rear Elevations – Proposed;
Drawing No.D09 – Section AA – Proposed;
Drawing No.D09A – Block Plan – Existing;
Drawing No.D09B – OS Plan – Existing;
Drawing No.D10 – Block Plan – Proposed; and
Drawing No.D11 – OS Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240225	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.27 metres and eaves height of 3.00 metres.	Refused	18.04.2024
19760152	Erection of 10 houses and 118 flats in two and three storey units	Permitted	05.04.1976

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

13 surrounding properties were consulted, a site notice was displayed on 13.05.24 and no responses were received.

Site Description

145 High Street is a detached property located on the corner of High Street and Station Road.



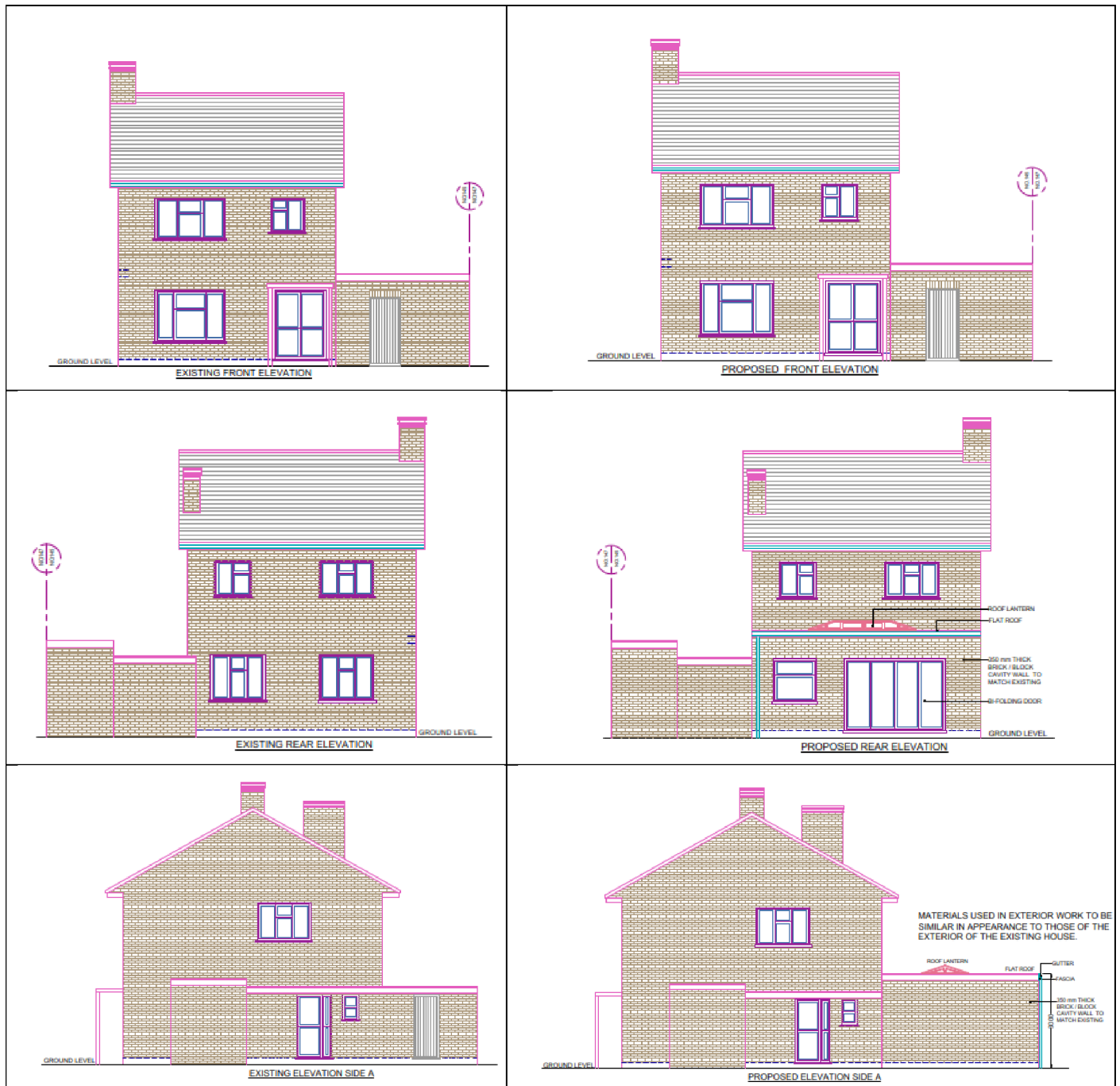
This application proposes the demolition of the existing extension and erection of a single storey ground floor rear extension.

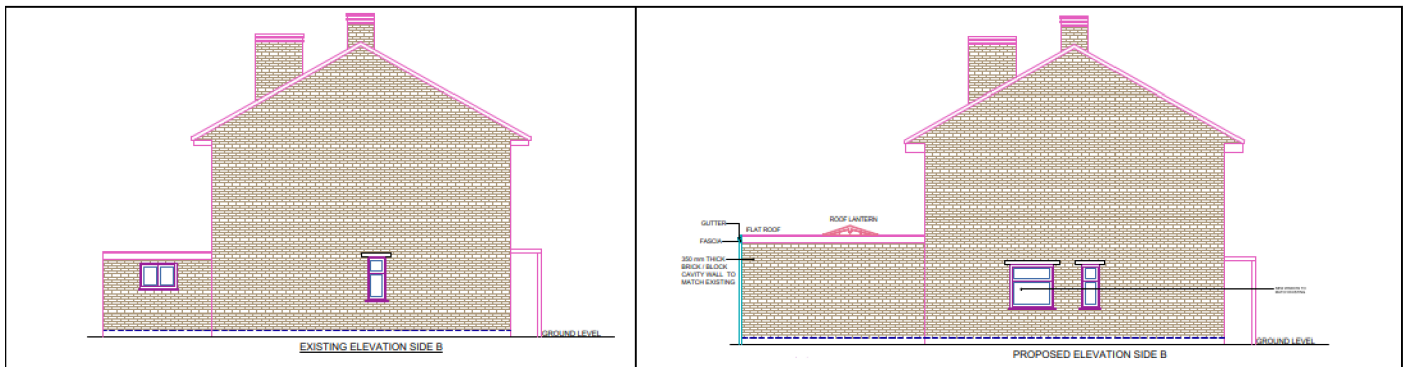
Proposed Development

The proposed development would create space for internal layout changes, including two reception rooms, a new utility room and a new kitchen/dining area. In addition, a new window at ground floor level would be inserted into the flank elevation facing Station Road.

The extension would have the following dimensions:

- Height 3.27 m (including roof lantern)
- Depth 5.00m
- Width 6.37m





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 proposed extension would expand the entire width of the existing dwelling and would have a large depth. However, it is single storey, is not overly excessive in bulk and is modest in height. The proposed external materials, including UPVC windows and doors, brick walls and flat felt roof would complement the existing dwelling, which is desirable. The decision notice could include a condition to ensure the proposed materials would match those of the existing dwelling to ensure a satisfactory visual relationship between the existing and new development. The extension would be visible from High Street and Station Road, however, the extension has been designed sympathetically and would be subordinate to the main dwelling. As such it would not detrimentally impact the street scene.

Overall, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the resultant room areas would comply with the guidance. Utility room sizes are unspecified, however, there are no concerns raised in terms of room areas. In terms of privacy, there are no concerns (this is expanded upon below in the neighbouring amenity section). 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 the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The proposed extension is single storey, with the eaves height measuring at 3.00m. There is sufficient distance between the proposed extension and the surrounding neighbouring properties to avoid detrimentally impacting neighbouring amenity in terms of causing a sense of enclosure, loss of outlook or loss of light. In terms of privacy, no windows are proposed in the flank elevations of the development, and the new window facing Station Road is at ground floor level is not considered to detrimentally impact the amenity of the occupiers of Ebbsfleet Court. Although the RLG (2020) requires a 21.00m privacy distance, a degree of reasonableness can be applied here, as the distance is no worse than the existing situation.

Google Image showing Ebbsfleet Court (Left) and Application Site (Right)



Block Plan showing a 19.87m distance between the properties



Therefore, on balance, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

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.

Conclusion

The proposed single storey rear extension would be constructed using acceptable materials, which can be secured by condition. In addition, it is overall subservient to the existing dwelling. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally 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:	26th June 2024	Dated:	26 June 2024