

Delegated Report

Householder Planning Application

Planning Application No: 20230059

Location: 29 Mitchell Avenue Northfleet Gravesend Kent

Description: Demolition of garden out-building and erection of single storey rear extension

Applicant: Ms Bedi-Sondh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Proposed Floor Plan;
- Proposed Elevations;
- Existing Floor Plan;
- Existing Elevations;
- Proposed Block Plan; and
- Existing Block Plan.

Superseded Plans

- ~~Proposed Block Plan~~

Relevant Planning History

No relevant planning 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 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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

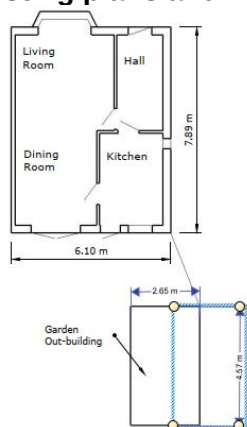
The application was advertised by way of site notice and letters to two surrounding properties. The consultation period expired on 24th February 2023 and no comments were received.

Analysis

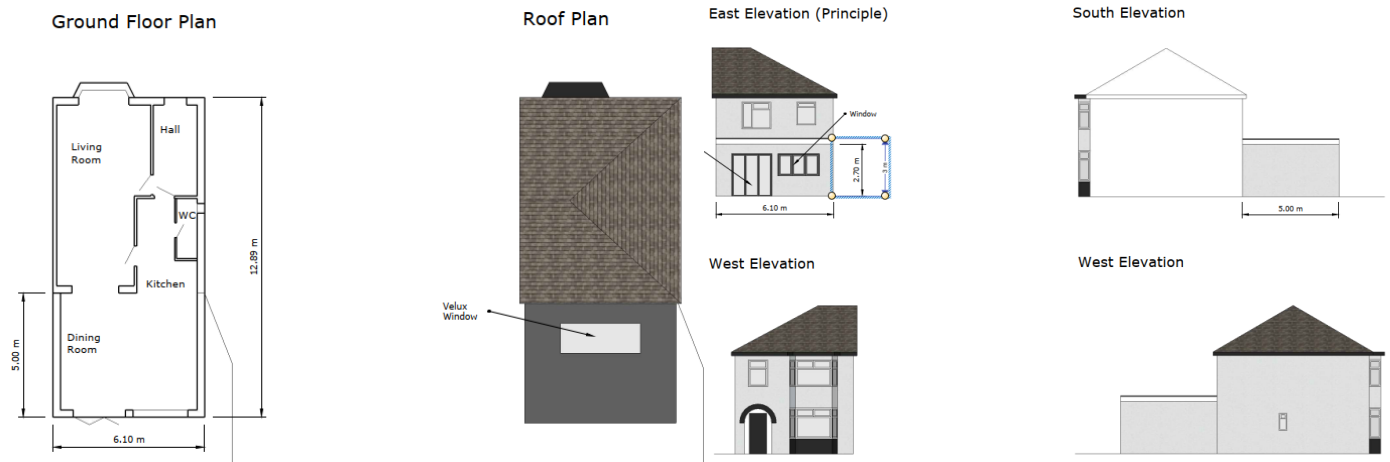
Proposal

The proposal seeks to demolish an existing shed and erect a single storey rear extension. The extension will have a depth of 5m, a width of 6.1m and an overall height of 3m. In the rear elevation there will be a bifold door and a window as well as a roof light.

Existing plans and Elevations



Proposed Plans and Elevations



The extension will be used as a dining area.

Character and Appearance

The application site is a semi-detached house in use as a single family dwelling. The property has not been previously extended and has a side access which leads to the shed. The proposal seeks to demolish this shed to allow for the construction of the rear extension.



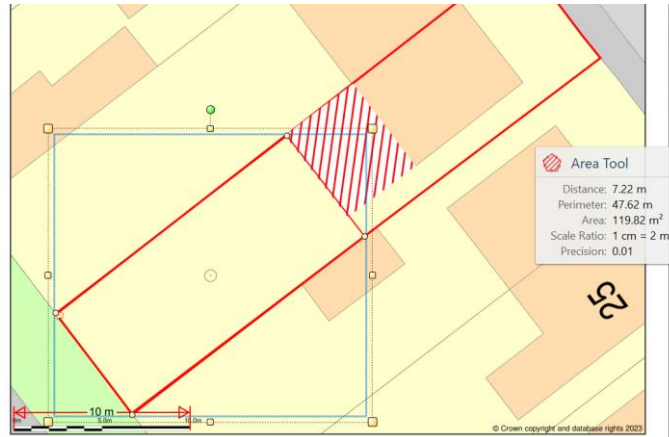
The proposed extension is large, however something larger could possibly be constructed under permitted development and so a refusal on this basis is unlikely to be supported at appeal.

The extension is positioned at the rear of the property and will not be visible from any public vantage point and so it will not have any harmful impact on the wider streetscape. There are also similar extensions within the vicinity and so this would be in keeping with other properties.

The extension is designed with a flat roof which is not excessive in height and will be finished with render to match the existing house. The proposal is therefore considered to be appropriately designed and is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden area will measure some 119sqm.



Whilst it is not clear how many bedrooms are in the property, the maximum standard is 100sqm which is achieved at this site and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

Due to the proximity between the application site and No.27 Mitchell Avenue It is considered that the proposal would not impact light and outlook to this property. The proposed outbuilding is positioned away from the common boundary and there are no window proposed in the flank elevation which could potentially give rise to privacy concerns. The proposal is considered to safeguard the amenity of No.27.

The Property known as No. 31 Mitchell Avenue adjoins the application property. It is acknowledged that there are doors on the southeastern part of this property at the rear which would be most affected by the development. These doors are likely to serve a living area which is a habitable room, however consideration must be given to the fact that the application property is able to construct a 3m single storey rear extension under permitted development without any form of consent. A 6m extension could be constructed under the large homes prior approval procedure, and given that no objection have been received for this extension, it is a material consideration.



The proposed 5m extension would not result in any more harm than what could be built under permitted development and given the modest height of the extension the proposal is not likely to harm light or

outlook levels. The proposal also does not propose any windows in the flank elevation and so the privacy of No. 31 is maintained.

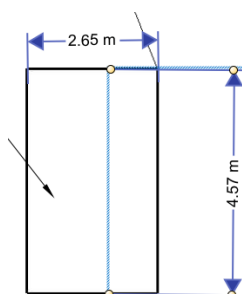
No neighbour representations have been received.

In order to further safeguard neighbouring property a condition will be imposed to ensure there are no further window or door openings in the flank elevations of the extension.

The proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020)

Parking and Highways

The proposal would not impact any existing parking arrangements. The shed is not likely to have been used to park a motor vehicle due to its size and 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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15/03/2023	Dated:	15 March 2023