

Delegated Report

Householder Planning Application

Planning Application No:	20230732
Location:	99 Tennyson Walk Northfleet Gravesend Kent
Description:	Erection of a single storey rear extension.
Applicant:	Mr Michael & Joy Digba
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Location Plan
Existing Block Plan
Proposed Block Plan
Drawing no. A01 (Existing Plans)
Drawing no. A02 (Existing Elevations)
Drawing no. A03 (Proposed Plans)
Drawing no. A04 (Proposed Elevations)

Relevant Planning History

There is no planning history.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and 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

- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 4 properties. The overall consultation period expired on 7 August 2023.

No letters of representation have been received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

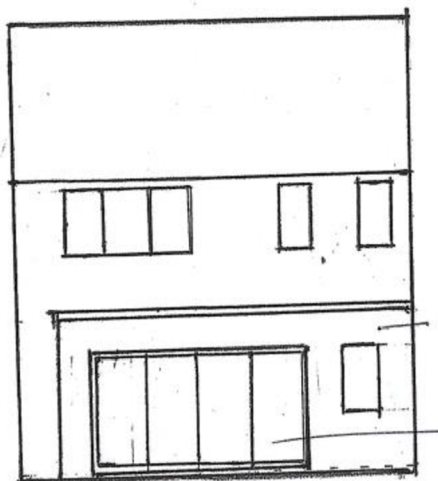
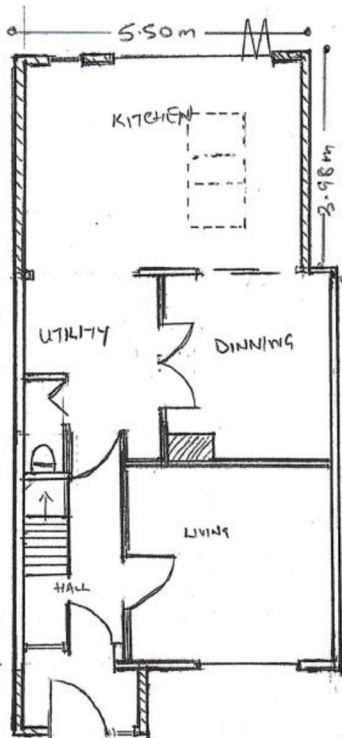
This application seeks permission for a single storey rear extension.

The proposed extension will create a new kitchen. It will extend approximately 4m to the rear and will be 5.5m wide; just short of the whole width of the house to allow continued access to the existing detached garage. It will have a flat roof up to 2.8m high.

The extension will be rendered with a single ply roof and UPVC doors.

Proposed Ground Floor Plan:

Proposed Rear Elevation:



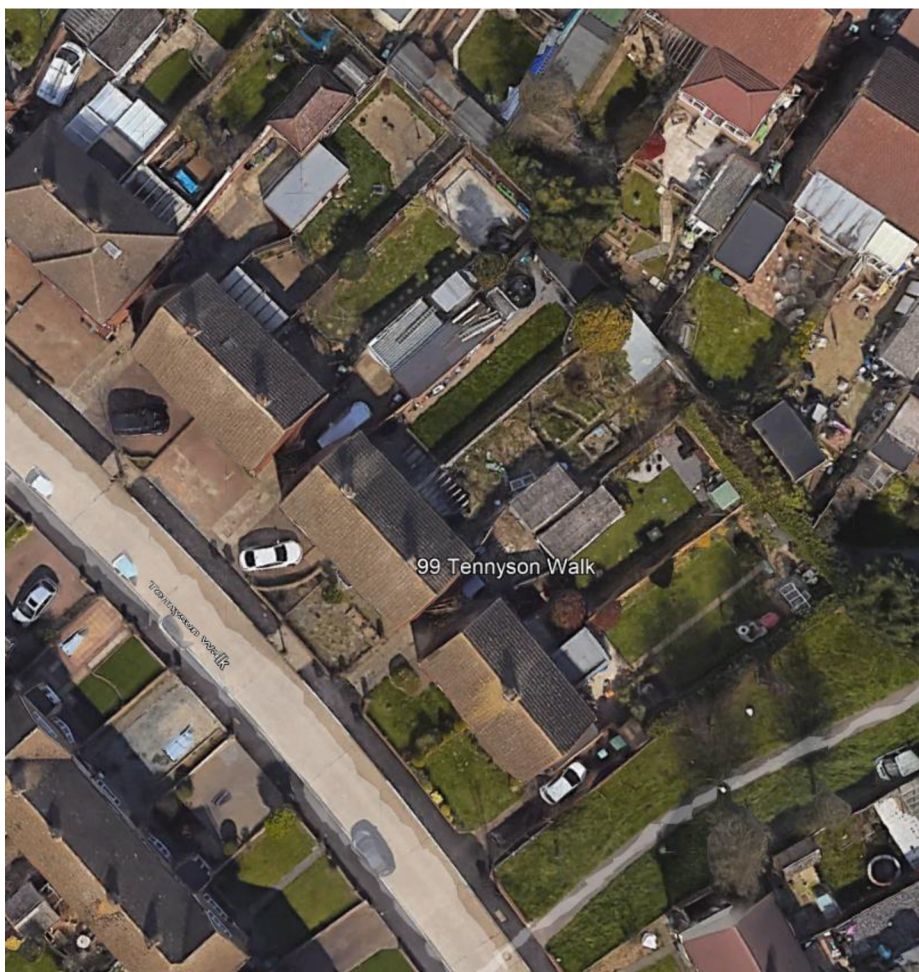
Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a semi-detached property in residential use. The site is located on the north-eastern side of Tennyson Walk within the urban area of Northfleet.

Current Google Earth Image



Some of the neighbouring properties have existing rear additions and the proposed rear extension will be in keeping with these. As a single storey extension it will be subservient, and as it will be at the rear it would not have a detrimental impact on the visual amenity of the property itself or street scene in general. The use of render would be different to the brick construction of the house, but as it would be at the rear, this would not be harmful.

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and would respect the character and appearance of the area. As such, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 and the guidance in the Council's Design Guide.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The size of the extension is acceptable with regards to the provision for future occupants, and the size of the rear garden will remain in excess of the 60/100m² minimum garden area required for a 3/4 or more bedroom property at approximately 130m². The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 and would safeguard the amenity of future occupants.

Neighbouring Properties

The proposal comprises a single storey extension and would not be considered to cause any loss of light or privacy, nor have a dominant impact on neighbours, particularly considering the presence of existing similar rear extensions nearby. This is further confirmed by the fact that no neighbour representations were received. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

No highway issues.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, it is considered unlikely that this proposal would have any significant below-ground archaeological impact. The proposal therefore complies with Policy CS20 of the Core Strategy 2014 and paragraph 197 of the NPPF 2021.

Groundwater

The application site lies in Groundwater Source Protection Zone 2. The proposal would be unlikely to cause any significant issue in this regard. It therefore complies with Policy CS19 of the Core Strategy 2014 and paragraph 174 of the NPPF 2021.

Conclusion and Recommendation

The proposed single storey rear extension is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highways and parking matters. The proposals would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014 and paragraphs 111, 126, and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6 September 2023	Dated:	7th September 2023