

Delegated Report

Householder Planning Application

Planning Application No: 20240374

Location: 81 Beaumont Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Charanjit Gill

Site Visit Date: Photos taken on 13.05.24

Preliminary Matters

The agent was contacted on 20.06.24 for confirmation on how many bedrooms the property had. It was confirmed the application property has 3 bedrooms. Subsequently, it was noted that the erection of the proposed extension would leave a substandard garden area for the 3 bedroom dwelling, contrary to the Development Plan. As such, the agent was contacted to give the opportunity to amend the plans, reducing the depth of the extension. Revised plans were received on 28.07.24 and accepted by the Local Planning Authority. Re-consultation was not required due to it being a lesser scheme.

Submitted Documents/Plans

Application Form;
Drawing No. 81BD/A3/01 B – REVISED – Site Location Plan Floor Plans and Rear Elevations – Existing and Proposed;
Drawing No. 81BD/A3/02 A – REVISED – Side Elevations – Existing;
Drawing No. 81BD/A3/03 A – REVISED – Side Elevations – Proposed; and
Drawing No. 81BD/A3/04 B – REVISED – Block Plans – Existing and Proposed.

Superseded Documents/Plans:

~~Drawing No. 81BD/A3/01 – Site Location Plan Floor Plans and Rear Elevations – Existing and Proposed;~~
~~Drawing No. 81BD/A3/02 – Side Elevations – Existing;~~
~~Drawing No. 81BD/A3/03 – Side Elevations – Proposed; and~~
~~Drawing No. 81BD/A3/04 – Block Plans – Existing and Proposed.~~

Relevant Planning History

No relevant history.

Plan Note

The block plan does not show a gap between the proposed extension and the shared neighbouring boundaries, whereas the floor plans do show a slight gap. As such the agent was called on 03.07.24 to clarify this discrepancy. The agent confirmed that the floor plan was accurate. As this is a minor discrepancy, a further revised plan was not requested, and an informative can be added to highlight this error, should permission be forthcoming.

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.

Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

It appears that the developer is intending to build-over-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over-to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over-to a public sewer are available at Southern Water’s Get Connected service: developerservices.southernwater.co.uk.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk



Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 13.05.24 and one response was received. The overall consultation expiration date was 07.06.24.

The representation raised no objection in principle, but raised the following concerns:

- Request a condition to ensure there is appropriate space between the extension and neighbouring building for maintenance.
- (Highlighted as a building regulation issue) the new extension roof drainage will require a new soakaway as the pre-existing soakaway on my land is at full capacity

The above are not material planning considerations and would not form part of the application assessment. However, the overall design of the proposed extension shall be considered below in the relevant section of the report.

Site Description

81 Beaumont Drive is a terraced property, with detached garage located in the rear garden. This is characteristic of many of the surrounding properties in Beaumont Drive.

Site Photo



Google Aerial Image



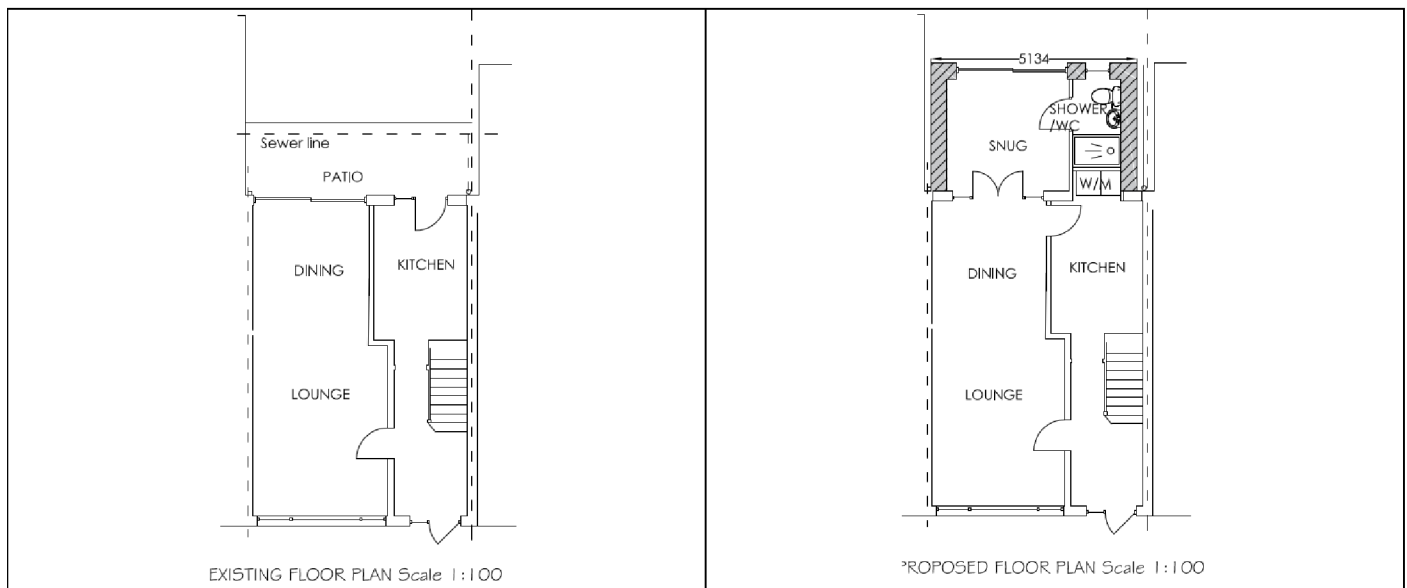
This application proposes the extension of a single storey rear extension.

Proposed Development

The proposed development would create space for a snug, storage and shower/WC. The extension would have the following dimensions:

- Depth 3.20m
- Width 5.13m
- Height (max- including parapet wall) 3.02m





Officer's Analysis

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.*

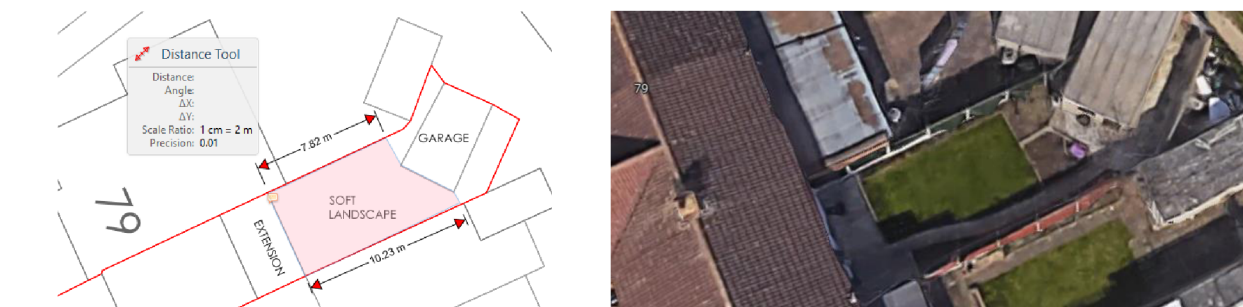
The proposed external materials for the extension would be similar to the existing, which is desirable and could be secured by condition to ensure a satisfactory visual relationship between the existing and new development, were permission to be forthcoming. The extension would largely expand the entire width of the dwelling, being slightly set in from the shared boundaries with No.79 and No.83 Beaumont Drive. In addition, the extension is considered to be subservient to the main dwelling and would be modest in height, depth and overall scale. Moreover, the extension is to the rear and would not impact the street scene.

Overall, in terms of design, character and appearance, the proposal 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. Snug room sizes are not specified within the guidance, however, are considered to provide sufficient space. The shower/WC falls under the 3.60sqm requirement at 2.66sqm, however, a shower takes up significantly less space than a bath and is therefore, on balance, acceptable.

In terms of garden area, table 2 of the RLG (2020) sets out that a three bedroomed property should have a minimum garden area of 60.00sqm, with a depth of 10.00m. Using the proposed block plan, along with google aerial images, the useable garden amenity space can be identified and calculated:



As highlighted above, the resultant garden area would fall below the minimum standard, resulting in a substandard garden area for future occupiers. However, it is noted a similar extension could be constructed under permitted development rights, providing the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage. In this instance, 50% of the curtilage would remain. Taking this into account, it is considered the resultant garden area would be acceptable.

On balance, it is considered that this application proposal would safeguard the amenity of future occupier in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Neighbouring Amenity

As aforementioned in this report, one neighbour response was received as a result of the consultation carried out for this application. The comments were non material planning considerations.

In terms of neighbouring amenity, both adjoining properties (No.79 and 83) have single storey rear extensions in situ. The proposed extension would not exceed the depth of the extensions of either neighbouring property. No windows are proposed in the flank elevations of the extension, it would be at single storey level and of modest height. As such, the proposal raises no concerns in terms of causing a sense of enclosure, loss of light, loss of outlook or loss of privacy. Therefore, 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.

Contamination

The site lies within the Northfleet Power Station Historic Landfill Site Buffer Zone. As such, if permission were to be forthcoming, a watching brief condition could be applied to the decision notice.

Sewer

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; *prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.* If permission were to be forthcoming, then this shall be added to the decision notice as an informative. Although outside of the planning remit, the applicant should ensure all other legislation and requirements are complied with.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The extension would be constructed using appropriate external materials, is subordinate to the existing dwelling and would not impact the street scene. Furthermore, it would safeguard the amenity of future occupiers and neighbouring properties. As such, the proposal accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd July 2024	Dated:	04 July 2024