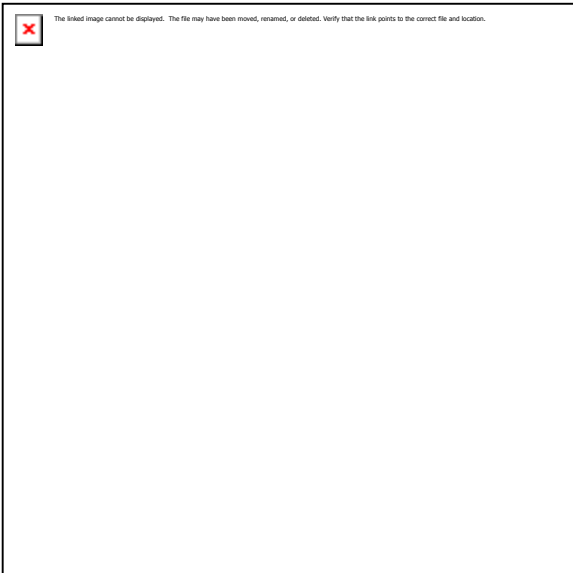




Delegated Report

Householder Planning Application

Planning Application No: 20220905

Location: 20 Lime Avenue Northfleet Gravesend Kent

Description: Changing an existing crown roof on extension to a pitched roof, with velux windows in the roof space

Applicant: Christine Ramsey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
D01 – Location Plan
D02 – Existing Block Plan/Proposed Block Plan
D03 – Existing Plans
D04 – Existing Elevations
D05 – Proposed Plans
D06 – Proposed Elevations
D07 – Section A-A

Relevant Planning History

Reference	Description	Decision	Decision Date
20220433	New rear bi fold doors within an existing extension.	Permitted	24/05/2022
20020005	Construction of a dormer extension in the rear roof slope incorporating alterations to the hipped roof to form a gable end with barn hip and conversion of roof space into a bedroom with en-suite w.c./shower room.	Permitted	03/04/2002

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- 12 – Achieving sustainable development and well-designed 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None

Neighbouring properties

5no. surrounding properties were consulted, and no responses were received.

Officer's Analysis

Summary Information:

	Existing Extension (m)	Proposed Extension (m)
Max height	3.5	3.9
Max eaves height	2.6	2.4

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential

buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This application is in an established residential area without additional protections to the character of the area. The proposed extension would be located to the rear, at single storey level and, so would not be visible from the front. However, there is some visibility from the street to the rear; Laburnam Grove. Therefore, there would be some impact to the character of the area; albeit limited. However, this would be fully assessed based on the scale, design and layout.

The proposed extension would not result in an altered footprint. The main change would be the change in roof form which would increase the overall height but lower the eaves slightly. Ultimately, it would result in lesser bulk as a result of the de-escalating pitch.

The additional rooflights are common features on residential building and at single storey level would not be in a dominating location so as to significantly impact the character of the area. They would also be appropriate in number and size.

The proposed altered roof would use roof tiles. This is appropriate for this residential setting.

Amenity of Future Occupiers

There would be no increase in floor space, number of bedrooms or alterations to the amount of garden space. There is no concern raised with regard to the amenity of future occupiers.

Neighbouring Amenity

There would be lesser bulk and so likely a lesser overbearing impact on neighbours than existing.

The proposed rooflights would be obliquely angled and rear facing, unlikely to result in any direct overlook of private neighbouring property.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26th September 2022	Dated:	26th September 2022