



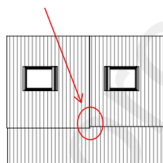
Delegated Report

Householder Planning Application

Application No:	20220411
Location:	145 Vale Road, Northfleet, Gravesend, Kent, DA11 8BX
Description:	Erection of a rear extension
Applicant:	Miss Debbie Wilkin
Site Visit:	27.04.22

Preliminary Matters

The agent was emailed 05.05.22 as there appeared to be a minor plan error on the drawings, highlighted below.



The agent responded 05.05.22 to confirm that it was a plan error and the line had slipped. This error will not affect determination of the application.

Submitted Documents/Plans

Application Form;
Drawing No. 00101 A – OS Plan;
Drawing No. 00102 – Block Plan – Existing;
Drawing No. 00103 – Block Plan – Proposed;
Drawing No. 00104 – Floor Plans – Existing;
Drawing No. 00105 A – Elevations – Existing;
Drawing No. 00106 – Floor Plans – Proposed;
Drawing No. 00107 A – Elevations – Proposed and
Drawing No. 00108 – Supplementary Information - Visuals – Proposed.

Relevant Planning History

Application No.	Description	Status	Decision
20220161	Application for Lawful Development Certificate for proposed single storey rear extension.	Certificate Refused	31.03.2022

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 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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- Technical Housing Standards - Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

GBC - Environmental Protection Team (Regulatory Services)

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply

Local Ward Councillors

No comments received.

Neighbouring properties

A notice was displayed on site 27.04.22.

Four surrounding properties were consulted, and one representation was received. The consultation period expired 13.05.22.

The representation neither objected or supported the application and included the following comments/requests:

- To abide by planning regulations local & national.
- To communicate & co-operate with:

Scott Berry MCIOB MFPWS
Berry Party Wall Surveyors
Head Office:
53 Birchwood Road, Dartford, Kent, DA2 7HF

- To ensure access for neighbours is maintained at all times including no pavement parking and driving down the pavement.
- To maintain non-discriminatory, non-judgemental working practice; communicating with respect and working at reasonable times. (Equality Act/Care Act 2014)
- Surveys to be carried out in the event of chimney breast removal to ensure neighbouring chimney remains operative and safe with comprehensive communication that gives neighbouring properties time to prepare.
- Rubbish to remain within the confines of 145 Vale Road and removed according to local/national guidelines.
- New Materials are to be delivered to & stored within confines of 145 Vale Road.
- To remain respectful & considerate to all neighbours, their property and access requirements

The above concerns are considered non-material planning considerations that are controlled under building regulations or other non-planning legislation.

Officer's Analysis

145 Vale Road is a semi-detached bungalow with a pitched roof, located to the North of the highway. The property sits within a row of similar style semi-detached bungalows. Vale Road consists of mixed property styles and some commercial businesses.

It is noted that approximately 12 cars are parked within the garden of 145 Vale Road. Although this is not built development, this does reduce useable amenity space for future occupiers.



The application proposes the erection of a single storey rear extension to reorganise the internal layout of the property and creates space for a larger kitchen, bathroom and utility room and a new WC.

Design, Character and Appearance

The single storey rear extension will be 3.09m deep, 5.45m wide and 4.73m high. The proposed external materials are white UPVC fenestration, roof tiles and render to match the existing dwelling. There is a new

high-level window proposed on the flank elevation facing 143 Vale Road, along with roof lights in both sides of the new pitched roof of the extension. Furthermore, there appears to be a new chimney according to the proposed roof plans and elevations.

Although the extension is quite high at 4.73m, it is single storey and does follow the roofline of the host dwelling. The dual pitched nature of the new roof ensures it is subservient to the existing dwelling. Furthermore, the plans show that the extension would be in line with the flat roof extension at 147 Vale Road.

The rear extension will not be visible from the street. It may be possible to see any alteration/insertion of chimney from the street however this likely falls under permitted development and will have a minimal impact on the street scene. The plans show no encroachment on 147 Vale Road, and this should be ensured when carrying out any works.

The development creates space to reorganise the internal layout of the property including; a larger kitchen, bathroom and utility room and makes room for a new WC.

Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed internal alterations would incorporate a new lounge measuring approximately 12.04sqm, a bathroom approximately 7.83sqm and a kitchen approximately 14.36sqm. The kitchen is annotated as 17.00sqm on the plans, however the room boundary is not entirely clear on the plans and therefore the lower calculation has been used for this report. The aforementioned room sizes comply with Gravesham's SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020 (RLG amended June 2020) and also complies with the Technical Housing Standards - Nationally Described Space Standard (2015) (NDSS 2015.)

The bedrooms show no changes and therefore also comply with the RLG (amended June 2020) and NDSS 2015.

The RLG (amended June 2020) indicate the minimum space for a WC should be 1.3sqm and, where avoidable, should not pass through another room. However, where a bathroom or WC cannot otherwise be provided, access may be gained through a kitchen. At approximately 1.00sqm the proposed WC is under the guideline amount and is accessed through both the kitchen and external door. However, there is sufficient space available in the nearby bathroom, and the dwelling is existing so in this instance, the WC is deemed acceptable subject to a condition ensuring the door is obscure glazed.

Although it appears some of the residential garden area is being used to store cars, this is not built development. The garden space post development is approximately 254sqm with a garden depth of 46.00m which is significantly above the 60.00sqm private garden area and 10.00m depth set out by the RLG (amended June 2020.)

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

In terms of neighbouring amenity, the proposed extension is single storey with a modest depth of 3.09m which will be built in line with the extension at number 147 Vale Road. There would be approximately 3.30m between the proposed extension and the extension at 143 Vale Road. For these reasons, along with the path of the sun and orientation of the neighbouring properties, it is deemed that the proposed extension would not cause a loss of light, sense of enclosure or effect the outlook of neighbouring properties. The proposed roof lights along with the new window in the flank side of the extension facing number 143 are all

high level and should not cause a lack of privacy to neighbouring properties.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey rear extension to an existing dwelling is unlikely to have any archaeological impact due to the shallow nature of the foundations.

Groundwater Source Protection Zone

As the proposal is for a single storey rear extension, it is not considered as a potentially contaminating development as per guidance from the Environment Agency.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed single storey rear extension is subservient to the host dwelling, is moderate in depth and will be constructed using appropriate materials to match the existing dwelling. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. It is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	07.06.22	Dated:	8th June 2022