

Delegated Report

Householder Planning Application

Planning Application No: 20230530

Location: 40 Snelling Avenue Northfleet Gravesend Kent

Description: Erection of a part single storey rear extension, front porch and removal of chimney breasts.

Applicant: Mr Parampreet Singh

Site Visit Date: 6th June 2023

Submitted Documents/Plans

- Application form;
- Drawing 01 (Existing Floor Plans, Elevations and Site Location Map);
- Drawing 02 (Proposed Floor Plans and Existing/Proposed Block Plans); and
- Drawing 03 (Proposed Elevations).

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 11 surrounding properties. The consultation period expired on 30th June 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to erect a front porch and a single storey rear extension. To the front of the property the porch will project 1.3m from the front elevation and span 2.6m, it will be finished with a gable front mono pitch roof which will have a max height of 3.4m. The porch will include a door in the front elevation to allow for access into the front of the property.

To the rear of the property the proposal shows a single storey rear extension which will project 3.5m, it will span full width and will have a flat roof with a maximum height of 2.8m. The extension will include windows and a bifold door in the rear elevation and will serve a kitchen/diner.

The proposal also shows the removal of integral chimney breasts as well as the insertion of a ground floor window in the flank elevation with a first floor flank elevation window being bricked up.

The extensions will be constructed using materials to match the original dwelling.

Procedural Matters

The proposal shows the existing front elevation as having a canopy roof and a bay window arrangement. The proposed elevations show the canopy as being removed and replace with the porch and the bay window as being retained.

During an officer's site visit on 6th June 2023, it will clear the canopy has already been removed and alterations to the fenestration had taken place, this could have been done without the benefit of planning consent, however the proposed window elevation should show a window which is flush with the principle elevation as that is what is currently on site.

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION

PROPOSED SIDE ELEVATION

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The application site is a two storey semi detached house in use as a single family dwelling. The property has a render finished to the first floor level and a brick finish at ground floor.

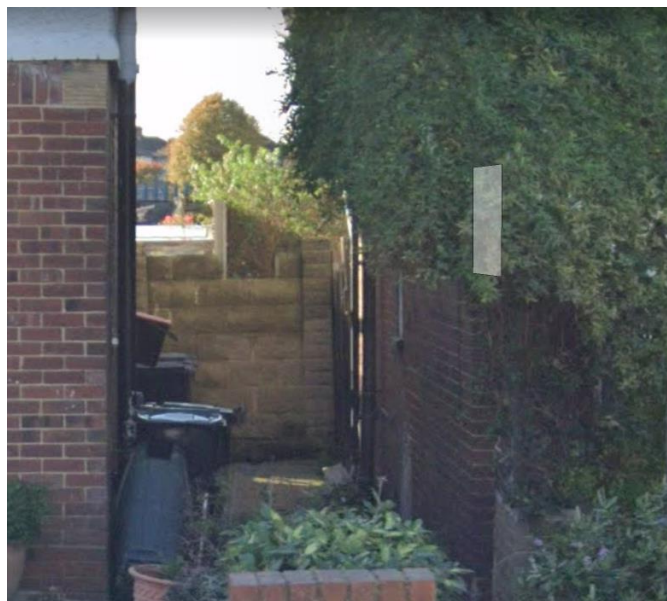
During an officer site visit it was evident that works had commenced on site. However the alterations which had taken place would not necessarily require prior planning consent. It was noted that the front garden wall had been removed, the front canopy had also been removed and the fenestration changed.



The proposal seeks to erect a front porch which will be finished with a dual pitch roof. The porch will be constructed using bricks and roof tiles to match the existing. The porch is considered to be of an acceptable scale and is appropriately designed.

To the rear of the property there is an existing rearward projection with a monopitch roof. The rear extension which will replace this will be finished with a flat roof and will span full width of the property. Within the vicinity there are other rear extension in the form of conservatories so the proposal is not considered to be an out of character addition. Furthermore, the extension is subservient and located to the rear of the property and so there will be no harmful effect on the wider area.

The proposal also shows the insertion of a window in the ground floor flank elevation of the original house, images retrieved from google indicate this window is already present. Fenestration alteration to the main house can be done under permitted development and is not considered harmful to the character of the house and wider area as it is located to the side and is of an appropriate scale and design.



The proposed alterations are compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposed development will increase the internal living space whilst introducing a ground floor bedroom in place of the original living room. The bedroom at ground floor level will measure approx. 9.4sqm which is compliant with the requirement of SPG2 – Residential Layout Guidelines (2020).

The proposal will increase the number of bedspaces by 1, thus providing a four bedroom house which will require additional minimal private amenity space. The subsequent garden space will be 100sqm which is compliant with the council's technical guidance and so the proposal is considered to be compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposed development will result in the relocation of the upstairs bathroom window into the rear elevation. In order to safeguard neighbouring privacy, any window serving a bathroom or w.c will be conditioned so that it is obscure glazed and top hung. Furthermore, the rear extension will be conditioned so that no further window or door openings are created in the flank elevations.

The proposed porch will not impact neighbouring amenity due to its siting and scale. The single storey rear extension will not harm the amenity of No. 42 Snelling Avenue as it is positioned away from the application site. Furthermore the extension is not excessive in terms of scale so there is no risk of material harm to this property.

The extension will not harm the amenity of No. 38 Snelling Avenue which forms the other part of the semi. The proposed extension is not excessive in terms of height and depth and whilst there may be some minimal overshadowing in the late afternoon/evening, this is not deemed to be materially harmful.

The proposal is considered to adequately safeguard neighbouring amenity subject to conditions.

Parking and Highways

The application site will increase from 3 to 4 bedrooms and the existing dwelling has no off-road parking. Whilst the front garden could be conditioned to provide a parking space, the harm to the character of the area through hard paving the frontage does not outweigh the need for parking. The site is within a suitable location close to shops and public transport links. Furthermore, there are examples within the vicinity which show hard paved frontages which are harmful due to their urbanising effect.

In this instance there is no requirement for parking provision due to the sustainable location of the site.

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:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	7th July 2023	Dated:	07 July 2023