

Delegated Report

Householder Planning Application

Planning Application No: 20230662

Location: 20 Nash Croft Northfleet Gravesend Kent

Description: Erection of a part first floor, part two storey and part single storey side/rear extension.

Applicant: Mr Dharminda Gagh

Site Visit Date: 28.09.23

Preliminary Matters

As submitted, it was considered the original proposal would not be supported by the Local Planning Authority. The proposed extension would have been constructed approximately 3.40m beyond the rear elevation of the existing dwelling, along the shared boundary line with neighbouring property No.19 at two storey level. This was considered to be a dominant and unneighbourly addition along the shared boundary, that would overwhelm the neighbouring property and would result in an unacceptable sense of enclosure. As such, the agent was invited to amend the plans to extend the property at a reduced scale. Revised plans were received on 13.09.23. Upon measuring the dimensions of the plans it was noted that there were some inconsistencies and as such the agent was invited to amend the plans accordingly. These were received on 09.10.23 and accepted by the Local Planning Authority.

Submitted Documents/Plans

Application Form;
Drawing No. AC/01 – Site Location Plan;
Drawing No. DG/02 – Block Plan – Existing and Proposed;
Drawing No. DG/03 – REVISED Floor Plans and Elevations – Existing (received on 09.10.23);
Drawing No. DG/04 A – REVISED Ground Floor – Proposed;
Drawing No. DG/05 A – REVISED First Floor Plan – Proposed;
Drawing No. DG/06 – REVISED Front Elevation – Proposed (received on 09.10.23);
Drawing No. DG/07 A – REVISED Side Elevation (Facing Henley Deane) – Proposed;
Drawing No. DG/08 A – REVISED Rear Elevation – Proposed (received on 09.10.23);
Drawing No. DG/09 A – REVISED Side Elevation (Facing 19 Nash Croft) – Proposed (received on 09.10.23); and
Drawing No. DG/10 A – REVISED Section AA.

Superseded Documents/Plans

~~Drawing No. DG/03 – Floor Plans and Elevations – Existing;~~
~~Drawing No. DG/04 – Ground Floor – Proposed;~~
~~Drawing No. DG/05 – First Floor Plan – Proposed;~~
~~Drawing No. DG/06 – Front Elevation – Proposed;~~
~~Drawing No. DG/07 – Side Elevation – Proposed;~~
~~Drawing No. DG/08 – Rear Elevation – Proposed;~~
~~Drawing No. DG/08 A – REVISED Rear Elevation – Proposed;~~
~~Drawing No. DG/09 – Side Elevation Facing 19 – Proposed;~~

~~Drawing No. DG/09 A – REVISED Side Elevation (Facing 19 Nash Croft) – Proposed; and
Drawing No. DG/10 – Section AA.~~

Planning History

No relevant planning history

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 (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)

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC Highways Officer

Two car parking spaces are retained as part of this development, the garage, and the drive, so I have no objections. However, with the additional bedroom a secure cycle parking space should be provided to comply with the requirements of SPG4 issued by Kent County Council.

Neighbouring properties

Four surrounding properties were consulted, no responses were received and the reconsultation period expired on 02.10.23.

Officer's Analysis

20 Nash Croft is a detached two storey dwelling located on the corner junction of Nash Croft and Henley Deane.

Google Image



This application proposes the erection of a part first floor, part two storey and part single storey side/rear extension.

Proposed Development

The development would create space for a study at ground floor level and an additional bedroom and shower room at first floor level. The proposal would have the following dimensions:

Single Storey Element • Height 3.47m • Eaves height 2.55m • Depth 3.40m • Width 3.00m	Two Storey Element • Height N/A – connects to first floor element, see below for dimension • Depth 1.38m • Width 2.70m
First Floor Element • Height 6.83m (max) • Depth 5.50m • Width 2.70m	A site plan diagram showing the existing house (20) and the proposed extension (19). The extension is a rectangular structure attached to the side/rear of the house. The diagram is outlined in red.
Existing	Proposed

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling, ensuring it does not dominate the original property and that it has no adverse impact on neighbouring properties or the character and appearance of the local area.

The plans show the proposal has been designed to be overall subservient to the existing property. The proposed development at two storey level is set down from the main roof and does not surpass the existing rear wall of the dwelling. Furthermore, the single storey rear/side extension to be used as a study is considered to be modest in scale.

The proposed external materials, including doors, windows, brickwork and roof tiles would match the existing which is desirable to ensure an acceptable visual relationship between the existing and new development.

In terms of the street scene and character of the area, as aforementioned above, the proposal shall be set down from the main property roof, set in from the front elevation above the existing garage, and a first floor level gap will be maintained between No's.19 and No.20. As such the development is not considered to detrimentally impact the street scene or character of the area.

Overall, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal falls slightly below the requirements of 10.00m depth and 100sqm area at 9.79m and 88.90m respectively. Notwithstanding this, a single storey rear extension of greater width could potentially be constructed under permitted development rights, leaving a smaller garden area. Therefore, on balance, the garden space is acceptable.

The RLG (2020) also sets out room sizes, and the proposal complies with the guidance, albeit the new bedroom would only provide sufficient space for single occupancy. Although study room sizes are not specified, 10.35sqm is considered to be more than sufficient space.

On balance, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this proposal. Notwithstanding this, neighbouring amenity has been assessed below.

In situ, the proposal would not detrimentally affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns raised in terms of highways and parking post development. There is an existing

garage and hardstanding area in front of the garage. Gravesham's Highways Officer raises no objections but states a secure cycle parking space should be provided to conform with the requirements of SPG 4 - KCC Parking Standards (2006). It is considered there is sufficient space in the rear garden for this. As such, the proposal is considered to be acceptable.

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.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The development would be sympathetic and subservient to the host dwelling, the external materials would match the existing dwelling and no concerns arise in terms of highways and parking. In addition, the development will safeguard the amenity of future occupiers, will not harm the amenity of neighbouring properties, and is not considered to detrimentally harm the character and appearance of the local area.

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:	11 th October 2023	Dated:	12th October 2023