

Delegated Report

Householder Planning Application

Planning Application No: 20230327

Location: 11 Chadwick Close Northfleet Gravesend Kent

Description: Demolition of existing conservatory and erection of single storey side and rear extension.

Applicant: Ms Z White

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/03/2023;
Site Location Plan received 03/04/2023;
Drawing Number P01 (Block Plan – Existing);
Drawing Number P02 (Block Plan – Proposed);
Drawing Number WD01 (Elevations and Floor Plan – Existing);
Drawing Number WD 02 (Elevations, Floor Plan and Section AA – Proposed);
Supplementary Information – Picture of Property Rear; and
Supplementary Information – Picture of Property

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

5 surrounding properties were consulted, and a Site Notice was displayed on 11th April 2023 and no responses were received. The consultation period ended on 5th May 2023.

Officer's Analysis

Design, Character and Appearance

11 Chadwick Close is a two storey semi detached house located on the eastern side of the Highway. The frontage is soft landscaped with vehicular parking to the side. There is an existing rear conservatory which the application looks to demolish.



The application proposes the erection of a single storey side and rear extension.

The proposed rear extension will have a shallow pitched roof at a height of 3.6m and an eaves height of 2.55m. It will extend beyond the rear wall by 3m with a proposed width of 3.9m.

The extension will create space for a garden room. There will be two Velux windows, and bi-fold doors leading to the rear garden.

It will be constructed using facing brickwork with UPVC windows and doors to match the existing dwelling..

The proposed single storey rear extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

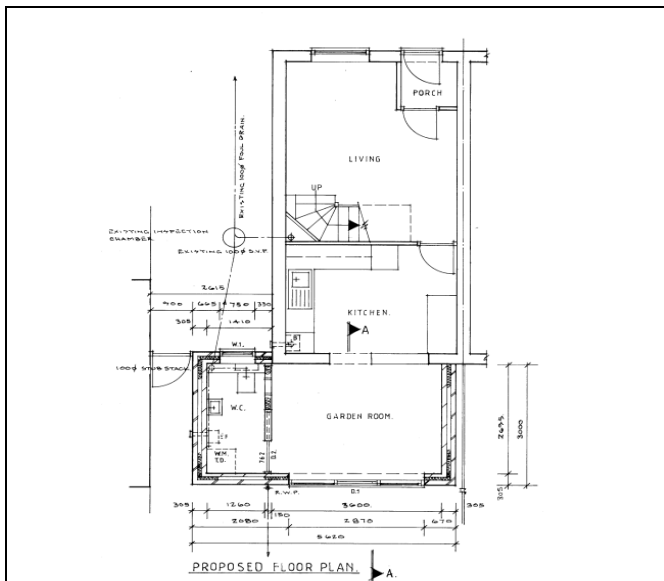
The proposed single storey side extension will have a shallow pitched roof at a height of 3.6m and an eaves height of 2.55m. It will extend beyond the rear wall by 3.m and will project 1.7m from the flank elevation.

The extension will create space for a w/c with a window to the front elevation. It will be constructed using facing brickwork with UPVC window to match existing. The proposed w/c window to the front elevation will align with the existing windows with matching brick detailing and will be conditioned to be obscure glazed.

Due to the orientation of the pitch of the proposed roof, the single storey side extension, when viewed from the front elevation, gives the impression of a flat roof:



However, as shown below, the proposed extension is substantially set back to the rear of the property. Furthermore, due to the side extension of neighbouring property known as 12 Chadwick Close, the proposal will only be seen when directly in front of the property and will not be highly visible from a public vantage point. Therefore, it has little impact on the street scene and would be unreasonable to refuse the application on these grounds:



Therefore, the proposed single storey side extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

There is currently a large outbuilding to the rear of the garden which significantly reduces its area and depth. Gravesham's Residential Guidelines state that a two-bedroom property should have a minimum garden area of 37.2 meters squared and a minimum depth of 7.6m.

The garden, post development, complies with the recommendations with a depth ranging from 8.85m to 11m and an area of 61.99m².

The proposed w/c measures approx. 3.47 sq. m which is above the recommended standards of the council's preferred standards in SPG2 - Residential Layout Guidelines (2020).

The development will safeguard the amenity of future occupiers. As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021)

Neighbouring Amenity

The development will not have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. The extension is not excessive in size and will have a maximum roof at a height of 3.6m and is therefore unlikely to affect any light received. No neighbour representations have been received.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

The proposed single storey rear and side extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is therefore in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	22nd May 2023	Dated:	22nd May 2023