

Delegated Report

Householder Planning Application

Planning Application No: 20240325

Location: 111 Landseer Avenue Northfleet Gravesend Kent

Description: Erection of rear and part side extensions.

Applicant: Mr Sukhwinder Grewal

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 04/04/2024;
Drawing Number 111LA/A3/01 (Elevations, Ground Floor Plans as Existing with Site Location Plan);
Drawing Number 111LA/A3/02 (Elevations as Proposed);
Drawing Number 111LA/A3/03 (Floor Plans as Proposed);
Drawing Number 111LA/A3/04 (Roof Plan as Existing and Proposed); and
Drawing Number 111LA/A3/05 (Block Plans as Existing and Proposed).

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

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)

- Section 2 – Achieving Sustainable Development

- Section 12 – Achieving well-designed and beautiful 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

Ward Councillors – No comments Received

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on 15th April 2024. No responses were received and the consultation ended on 10th May 2024.

Officer's Analysis

Design, Character and Appearance

111 Landseer Avenue is a semi detached dwellinghouse located on the Northern side of the highway. The property is paved to the frontage for off road parking with some soft landscaping. There is an outbuilding to the side and vehicular access with a garage to the rear.





The application proposes the erection of a rear and part side single storey extension and will incorporate part of the existing outbuilding to the side of the application site.

The extension will have a flat roof at a maximum height of 2.98m and a depth of 4.43m from the rear elevation. The extension will project a maximum of 2.7m from the flank elevation and will be set back from the front elevation by 3.35m.

The proposal will create space for a second lounge area and downstairs WC. To the rear elevation there will be a window and patio doors. There will be an entrance door to the front elevation of side extension. The proposal will be constructed with a brick finish to match the existing dwellinghouse.

Gravesham's Householder Design guidance states that side extensions should generally reflect the main property's original roof and that the use of flat roofs should be avoided. Whilst the application does propose a flat roof, it will be substantially set back from the street scene, partially obscured by the remaining original outbuilding and the existing trees and hedging.

Existing Street Scene	Proposed Front Elevation
	

As such the proposal will only be marginally visible from a public vantage point and would have little impact on the street scene. Therefore, it would be unreasonable to refuse the application on these grounds.

The proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m². Post development the rear garden would have a depth ranging from 5.75m to a maximum of 13.44m and an area of approx. 80msq.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

It is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Neighbouring properties known as 109 and 113 Landseer Avenue have previously extended to the rear and due to the modest height of the proposal and the existing boundary treatments in place, there are no concerns with any detrimental impacts on neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure.

As such, the proposal would not 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 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Highways and Parking

There is no impact on parking or highways issues with this proposal as there are no additional bedrooms being proposed.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposal will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody		Team	Miss Faye Hobbs
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			Leader:	
Signed:	<i>N Goodbody</i>		Signed:	
Dated:	4th June 2024		Dated:	06 June 2024