

Delegated Report

Householder Planning Application

Application No:	20220301
Location:	4 St Thomas Road, Northfleet, Kent DA11 7AL
Description:	Demolition of existing single storey side and rear extension and erection of single storey side and rear extension
Applicant:	Mrs Nicola Ramsell
Site Visit:	26.04.2022

Submitted Documents/Plans

Application Form;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number – 22/02/02 01 – Floor Plans - Existing and Proposed; and
Drawing Number – 22/02/02 02 – Rear and Side Elevations – 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
- 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 (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)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Internal Consultees

Ward Councillors - No comment received.

Neighbouring properties

Seven surrounding properties were consulted and one representation was received.

The following questions were raised, however these are addressed on the plans and application form:

- how far out does the proposed extension reach towards the end of the garden
- how high is the proposed extension inc the skylight? Potential impact on garden
- the plans are not very clear
- the plan states no trees/bushes to fell, is the existing one staying? As the plan not clear

The following questions was raised and is addressed appearance section of this report

- the proposal states that the extension will be rendered, is that including the side which will be facing our garden?

The consultation period expired 14th April 2022 and no other representations were received.

Officer's Analysis

Design, Character and Appearance



4 St Thomas Road is an end of terrace two storey dwelling house located on the southern side of the

highway. The property has been extended to both the rear and side elevations, however there is no planning history for this. The proposal will seek to demolish the existing extension as confirmed by the Agent.

The application seeks planning permission for the erection of a single storey rear extension. The extension will have a flat roof with roof lantern at a height of 2.77m, a depth of 5.84m and a width of 3.34m.

The extension will create space for a new open plan kitchen area. There will be a roof lantern and bifold doors out onto the garden. The windows and doors will be constructed with a PVC finish matching existing materials to the main dwelling. For the avoidance of doubt a condition will be imposed to ensure the materials match the existing property, and as such shall be rendered as per the existing dwelling.

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 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) for a two-bedroom dwelling with a depth of 12.52m and an area of 44.7m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

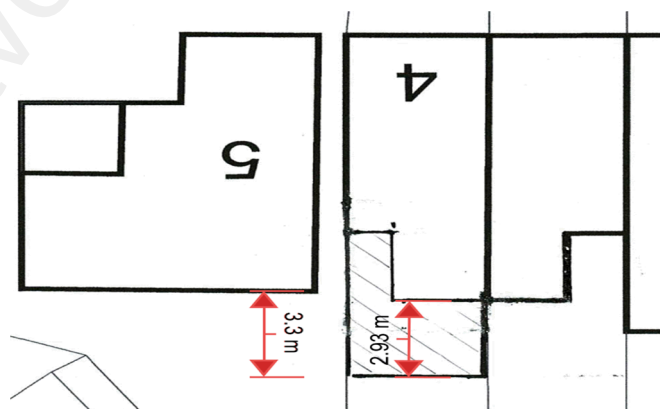
Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

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

Neighbouring Amenity

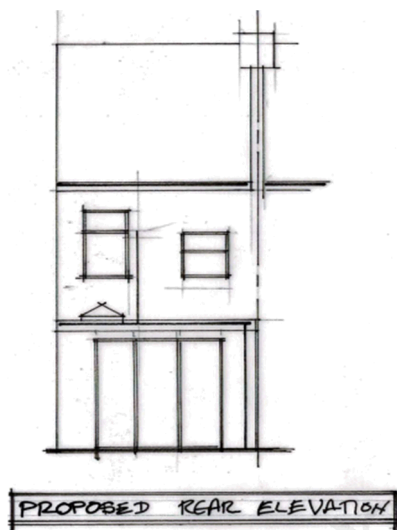
The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

In terms of loss of light, the extension is not excessive in size and will have a flat roof at a height of 2.77m. The extension measures 5.84m in depth beyond the rear wall as a maximum, however only 2.93m from the adjoining rear elevation of 3 St Thomas Road. Similarly, the proposal measures 3.3m in depth from the rear elevation of 5 St Thomas Road.



In addition, the south facing garden and the path of the sun will mean the neighbouring properties known as 3 and 5 St Thomas Road will not be affected.

The extension is not shown to encroach over the shared boundaries with the neighbouring properties, as shown below:



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 not considered to be any parking or highway issues related to this proposal.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Nina Goodbody	Team Leader:	Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	09.05.2022	Dated:	16 May 2022