



# Delegated Report

## Householder Planning Application

**Application No:** 20220324

**Location:** 23 Napier Road, Northfleet, Gravesend, Kent, DA11 7BZ

**Description:** Erection of a first floor rear extension.

**Applicant:** Mr Tony Rooprai

**Site Visit:** 17<sup>th</sup> May 2022

### Submitted Documents/Plans

Application Form - dated 13/03/2022;  
Drawing no. D01 - Existing Floor Plans;  
Drawing no. D02 - Proposed First Floor Plan;  
Drawing no. D03 - Existing and Proposed Roof Plans;  
Drawing no. D04 - Existing Elevations;  
Drawing no. D05 - Proposed Elevations;  
Drawing no. D06 - Proposed Section AA;  
Drawing no. D07 - Rev.1 - Block Plan;  
Drawing no. D08 - Rev.1 - Site Location Plan.

~~Drawing no. D07 - Block Plan - SUPERSEDED;~~  
~~Drawing no. D08 - Site Location Plan - SUPERSEDED.~~

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                               | Decision                    | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------|
| 20220332  | Application for a Lawful Development Certificate in respect of the proposed erection of a dormer extension in the rear roof slope with Juliet balcony, conversion of the roofspace to form habitable rooms and installation of 2no velux windows in the front roof slope. | CERTIFICATE GRANTED         | 09.05.2022    |
| 20220333  | Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.                                                                                                                                                  | PRIOR APPROVAL NOT REQUIRED | 21.04.2022    |
| 20160432  | Erection of a first floor rear extension.                                                                                                                                                                                                                                 | PERMITTED                   | 22.06.2016    |
| 20150324  | Application for a Lawful Development Certificate in respect of the proposed loft conversion with the construction of a rear dormer extension.                                                                                                                             | CERTIFICATE GRANTED         | 18.06.2015    |
| 20150325  | Erection of a single storey first floor rear extension.                                                                                                                                                                                                                   | REFUSED                     | 22.05.2015    |

|          |                                                                                                                 |                                      |            |
|----------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|------------|
| 20150289 | Single storey rear extension with a depth of 6 metres, maximum height of 3 metres and eaves height of 3 metres. | PRIOR<br>APPROVAL<br>NOT<br>REQUIRED | 05.05.2015 |
|----------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|------------|

## 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 sustainable development and 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)
- Householder Extensions/Alterations Design Guide (2021)

## Consultations, Publicity and Representations

### Consultees

*KCC - Heritage* - I have no comments to make on archaeological matters.

Local Ward Councillors - No comment received.

### Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 25<sup>th</sup> April 2022.

## Officer's Analysis

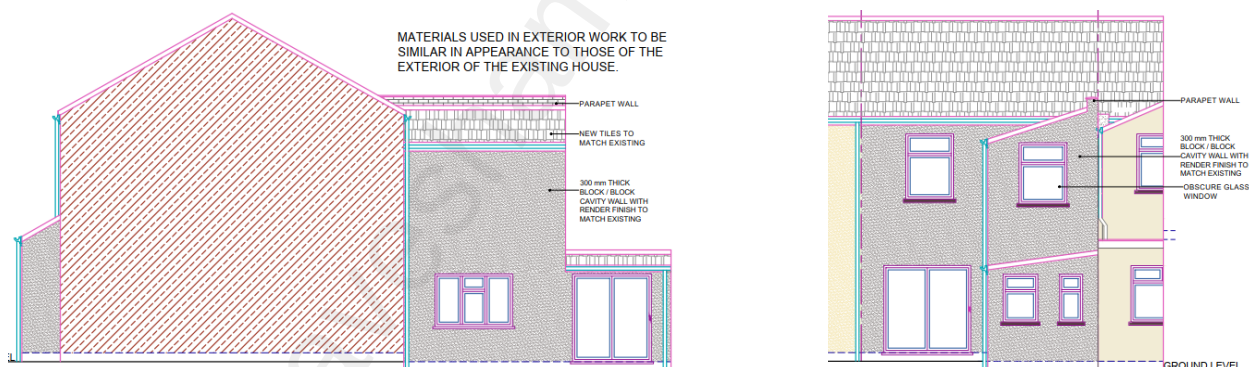
23 Napier Road is a two storey mid-terrace property located on the northern side of the highway. The property has not previously been extended but has an extensive planning history, which has been listed above.



This application proposes the erection of a first floor rear extension above the existing single storey rear projection. An application was submitted for an identical extension and granted permission in 2016 (ref. 20160432) (report attached as Appendix 1). The previous permission was not implemented and has since expired, but was determined under the current planning policy guidance and is a material planning consideration.

### Design, Character and Appearance

The proposed extension will have a monopitched roof, which is similar to the extension on the adjoining property (no. 25 Napier Road). It will have a depth of 3.7m, a width of 2.5m, a maximum height of 6.25m and an eave height of 5.2m.



The extension will create space for an enlarged family bathroom and storage space. There will be a new rear window installed which will be obscure glazed.

The design of the extension is considered acceptable, it is subservient, part width and in accordance with Gravesham's Design Guidance SPD (2021), 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 proposed development will safeguard the amenity of future occupiers. The garden area will not be reduced by the extension and will have an area of 65.8m<sup>2</sup>. Although extensions have been approved as

permitted development that would reduce the garden area and increase the number of bedrooms, as this proposal will not reduce garden space or increase bedrooms there will be no detrimental impact on amenity. Therefore, the proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

#### Neighbouring Amenity

The proposed extension is not considered to have any detrimental impact on the amenity of adjoining properties in terms of privacy, loss of light, outlook or sense of enclosure. Although two storey extensions on terraced properties often cause concern for neighbouring amenity, the proposed extension will match the depth of the existing projection on the neighbouring property and is part width, which limits the potential impact on the adjoining properties to the east.

The extension will be constructed close to the rear projection of the adjoining neighbour (no. 25 Napier Road), which has a high-level window on the flank elevation, serving a bathroom. This window is a secondary window serving the bathroom and therefore will not result in a loss of light. Nevertheless, a bathroom is not a habitable room and is not required to have a window for the purpose of natural light.

Overall, the development will not impact on the amenity of any adjoining property and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

#### Parking and Highways

There are no highways or parking issues with this application.

#### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

The extension is not materially different from the previously approved development (ref. 20160432). It is not excessive in size or bulk, will be constructed using matching materials and will not impact on the street scene. Furthermore, the amenity of future occupiers and neighbouring properties will be safeguarded.

As such it is recommended that planning permission is granted, subject to conditions.

#### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 17 <sup>th</sup> May 2022                                                           | <b>Dated:</b>       | 17 May 2022                                                                           |