



Delegated Report

Application No:	20160432
Location:	23 Napier Road Northfleet Gravesend Kent
Description:	Erection of a first floor rear extension.
Applicant:	Mr K Singh
Site Visit Date:	Photos used from 20150325. No visit required

Proposal

The application is for erection of a first floor rear extension and consists of the following documents/plans:

Application form;

Photographs

Drawing No.D01 – Existing Ground & First Floor Plan;

Drawing No.D02 – Proposed First Floor Plan;

Drawing No.D03 – Existing & Proposed Roof Plans;

Drawing No.D04 – Existing Front Rear & Side Elevations

Drawing No.D05 – Proposed Front, Rear & Side Elevations;

Drawing No.D06 –Section A-A

Drawing No.D07 – Block Plan

Drawing No.D08 – Site Location

Relevant Planning History

20150289 - Single storey rear extension with a depth of 6 metres, maximum height of 3 metres and eaves height of 3 metres. **Permitted 05.05.2015**

20150324 - Application for a Lawful Development Certificate in respect of the proposed loft conversion with the construction of a rear dormer extension. **Permitted 18.06.2015**

20150325 – Erection of a single storey first floor rear extension. **Refused 22.05.201**

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises the adopted Gravesham Local Plan Core Strategy September 2014, saved policies from the adopted Gravesham Local Plan First Review 1994 and saved policies from the Kent Minerals and Waste Local Plans.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 215).

The policies relevant to the consideration of this application are set out below.

Gravesham Local Plan Core Strategy September 2014:

- CS19 - Design & Development Principles

Other Relevant Guidance

National Planning Policy Guidance

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The Gravesham Local Plan Core Strategy has been found to be sound and consistent with the NPPF. The weight to be given to the saved policies in the Gravesham Local Plan First Review and the Kent Minerals and Waste Local Plans will depend on their consistency with the NPPF. Planning Practice Guidance supports and clarifies areas in the NPPF.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14) which means approving development proposals that accord with the development plan and where the development plan is absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate development should be restricted.

Supplementary Planning Guidance

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. The following documents are relevant to the consideration of this application:

- Residential Layout Guidelines (July 1996)

Consultations, Publicity and Representations

Consultees – No comments received

1 Neighbour objection received raising the following concern:

After having looked at the plans I still have reservations about my side window of my bathroom being blocked out.

If they are building to the same level what will happen to my existing window which lets in some light to my bathroom, could you let me know how they propose to get around this.

Also they would need to re direct my down pipes.

Analysis

This is a resubmission of 20150325 which was refused and this was due to poor design which is explained below in the extract from 20150325 below:

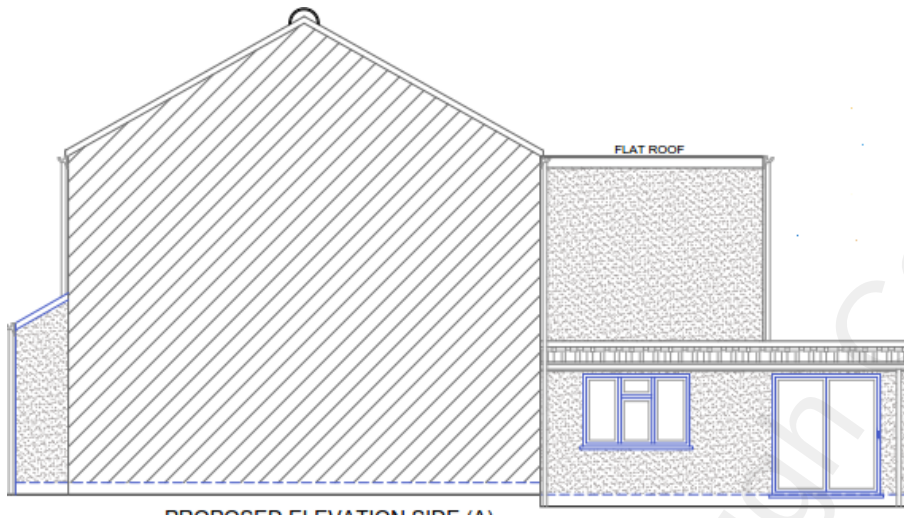
Notwithstanding the poor description the proposed would have introduced a two storey flat roof extension which will be visible from the rear alleyway and neighbouring gardens. Two storey flat roof extensions are generally resisted because of the negative impact they can have on the character of existing property and the surrounding area.

In conclusion the two storey element would also be an alien feature to the existing dwelling and not respect the built fabric of the dwelling and would be contrary to Policy CS19 of Gravesham Core Strategy which requires new development to conserve and enhance the character of the

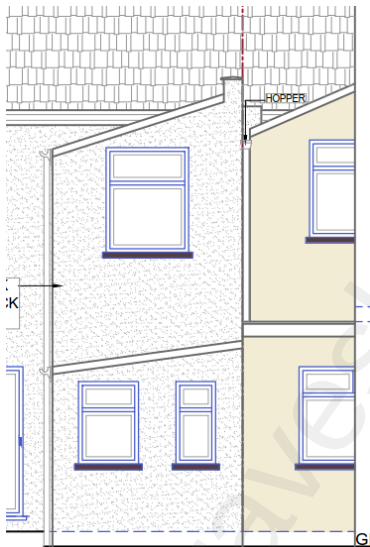
local built, historic and natural environment, integrate well with the surrounding local area.

There are no overriding reasons as to why this two storey flat roof extension should be permitted and therefore the proposal cannot be supported.

This is further illustrated from an extract from this refused application shown below:



The revised plans now has a mono pitch roof which matches that of next door and is a vast improvement over the previous flat roof design which was refused. The design change relating to the roof alterations dramatically alter the dynamics of the scheme first floor extension and create a design which complies with Policy CS19 of Gravesham Core Strategy (see diagram below).



The impact on No.25 (next door) has to be considered as the site photographs show this first floor extension will block up the secondary high level bathroom window. As this window does not serve a habitable room (e.g. a bedroom, living room, etc.) the light and amenity provided by this window can only be given limited weight and is therefore difficult to safeguard. Furthermore this is only a secondary window and it's considered the loss of light to this window is deemed acceptable. If the owner wishes to address the loss of light to this window it would be a civil issue under the Right to Light Act.

The potential disruption to rainwater goods would not be a material planning consideration because issues regarding boundaries and ownership would be a civil matter which is covered by

the Party Wall Act etc. (1996). As such both parties have been reminded of their rights and responsibilities in relation to these works.

In conclusion this development is deemed acceptable and complies with the design principles set out in both Gravesham Core Strategy and the NPPF. The neighbour concern has been addressed in this report and it's not deemed to warrant a change in the scheme following the comments received from the neighbours.

Recommendation:

Permission

See draft Decision

Case Officer Initial: RJH

Date: 21 June 2016