

Delegated Report

Householder Planning Application

Planning Application No: 20211304

Location: 16 Grieves Road Northfleet Gravesend Kent

Description: Erection of a single storey pitched roof rear extension.

Applicant: Mrs Manpreet Kaur

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 19/10/2021;
- ~~Drawing No: FV-2021-04 (Existing/Proposed Block Plans) Received 19/10/2021;~~
- Drawing No: FV-2021-02 (Existing/Proposed Rear Elevations) Received 19/10/2021;
- Drawing No: FV-2021-03 (Existing/Proposed Side Elevations) Received 19/10/2021;
- Drawing No: FV-2021-01 (Existing/Proposed Ground Floor Plans) Received 19/10/2021;
- Site Location Map Received 20/10/2021;
- Drawing No: FV-2021-04A (Existing/Proposed Block Plans) Received 01/12/2021.

Relevant Planning History

No Relevant Planning 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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

No comments to make

Neighbouring properties

The application was advertised by way of site notice and letters to 9 surrounding properties. The consultation period expired on 19th November and comments were received.

Analysis

Proposal

The application is for the erection of a single storey rear extension. The extension will project 4m from the rear wall of the existing house and span the entire width, with an overall height of approx. 3.7m. The extension will be finished with a dual pitched roof which will be constructed using materials to match the existing house. The extension will include double doors in the rear elevation to allow for access to the rear garden and the proposal also shows a window opening to be created in the flank elevation of the main house to serve a w/c.

Character and Appearance

The application property is a semidetached house in use as a single family dwelling which has not been previously extended.

The proposal seeks a modest single storey rear extension which will project 4m from the rear elevation to allow for the creation of a kitchen diner and increased living space. The proposal also shows the formation of a new window opening in the flank elevation which will face No.18 Grieves Road. This window will serve a w/c and will be obscure glazed.

The adjoining occupier has a single storey rear extension in place so rear extensions are not out of character in the area. The extension is subordinate to the host dwelling and acceptably designed. Therefore it is deemed compliant with CS19 of the LPCS 2014 and Para 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposed extension will allow for the creation of a w/c which will measure approx. 1.4sqm which is compliant with the Council's technical standards. The garden will also retain approx. 140sqm which demonstrates that the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is fairly modest in size and in terms of impact on the adjoining occupier known as No.14 Grieves Road, the extension will maintain this properties' privacy as there are no windows proposed in the flank elevation. Due to the path of the sun the proposed extension will not affect the light received to this property. The proposed extension will project approx. 1m further than the adjoining properties existing rear extension and so there will be no impact on the out look to this property.

The property known as No.18 Grieves Road is situated approx. 3m away so the proposal is not liable to affect light or outlook to this property. In terms of privacy the extension does not have any windows proposed in the flank elevation, however the proposal does show a window in the flank elevation of the main house to serve a w/c. In order to maintain the privacy of this property a condition will be imposed to ensure this window is obscure glazed and top hung in perpetuity and permitted development rights to create any further openings will be removed.

The proposal safeguards neighbouring amenity and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not affect existing parking arrangements so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and is compliant with CS19 of the Local Plan Core Strategy 2014 and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1 st December 2021	Dated:	2 December 2021