



Delegated Report

Householder Planning Application

Planning Application No: 20230629

Location: 57 Riversdale Northfleet Gravesend Kent

Description: Erection of a single storey rear extension to garage and conversion of the garage into a habitable room.

Applicant: Mr Robert West

Site Visit Date: N/A Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. RW/06/23/1 - Floor Plans & Elevations – Existing;
Drawing No. RW/06/23/2 - Floor Plans & Elevations – Proposed;
Site Location Plan as Existing (received on 13.06.23);
Site Location Plan as Proposed (received on 13.06.23); and
Block Plan as Existing (received on 13.06.23).

Relevant Planning History

Reference	Description	Decision	Decision Date
19850066	Revised site layout and house types substituting 20 no houses in lieu of 12 no bungalows	Refused	13.03.1985
19840792	Revised site layout and house types	Permitted	26.11.1984
19820050	Details pursuant to outline planning permission GR/80/547 for the erection of 235 dwellings, layout of estate roads and associated garaging and car parking, as amended by drawing no 2p/9/13,2p/9/10 na/8194, ma/8195,ma/8179,a8194, a8195, a8945,s5/m/82b and your letter of 21.6.82	Approval of Details	28.06.1982
19800547	Residential development. KCC GRANTED OUTLINE PLANNING PERMISSION	Observations Sent	25.09.1980

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC Highways Officer

No comments received.

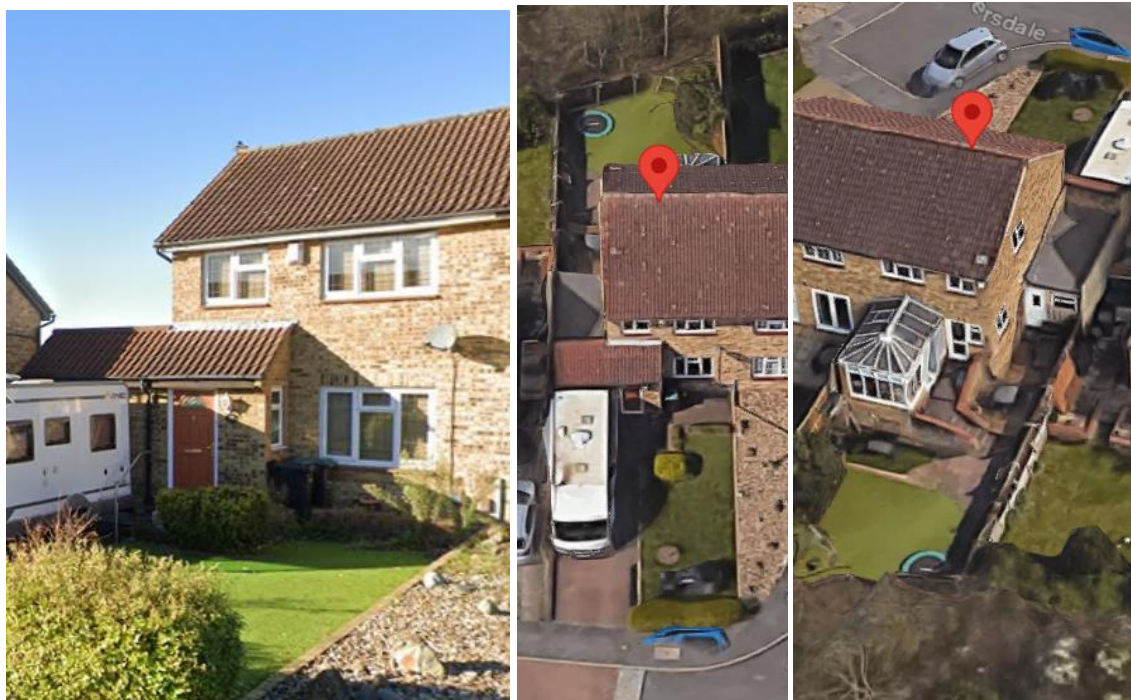
Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 27.07.23 and no responses were received. The consultation period expired on 18.08.23.

Officer's Analysis

57 Riversdale is a two storey semi-detached property located to the West of Riversdale.

Google Images



This application proposes a single storey rear/side extension to the existing garage along with the conversion of the garage to a habitable room.

Proposed Development

The development would create space for an additional bedroom and ensuite at ground floor level. It would essentially form an infill extension to the rear of the existing garage, and would have the following dimensions:

- Height 3.38m
- Depth 3.38m
- Width 2.38m





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The proposed external materials for the development would match the existing including brickwork, roof and fenestration, which is desirable. In addition, the extension would be modest, would not project beyond the rear wall of the existing dwelling and is considered to be subservient.

The proposal has been designed to be sympathetic to the character of the existing dwelling. The new

window in the front elevation would match the style of the existing windows and would be appropriately sited within the brickwork. In addition, brickwork detailing included on the porch would be replicated as a part of this development, which is aesthetically pleasing. Overall, the proposal would have a minimal impact on the street scene and is not considered to detrimentally impact the host dwelling of the character of the area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth post development. The proposal meets the 10.00m depth requirement, however falls below the 100.00sqm area requirement for a 4 bedroomed property at approximately 82.20sqm. On balance, the garden space post development is considered to be acceptable. The RLG (2020) also sets out room sizes, and the guidance requires a bathroom/shower room to have a minimum floor area of 3.60sqm, which the proposed ensuite falls below at 3.16sqm. While the room is undersized in regard to the RLG, (2020), it would not be considered sufficient grounds to refuse this application as it is not the main bathroom for the property.

The proposal will result in the current kitchen window in the flank elevation being closed up. While this will result in a darker space, there is a door and window which also serves this room, ensuring there is natural light.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations have been received for this application, however neighbouring amenity has been assessed below.

The extension is single storey and not excessive in scale. The new window in the rear elevation of the extension can be conditioned to be obscure glazed as it would serve an ensuite, and there are no windows proposed in the flank elevation. An existing window in the flank elevation is being removed and so arguable privacy is improved. In situ, the proposal would not detrimentally affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure. Although the extension is closer to the neighbouring property, it is not excessive in scale, minimising impact. The proposal is therefore considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no concerns that arise as a result of this proposal in terms of highways and parking. Although a specific parking layout plan has not been provided with this application, it is noted that the existing garage is substandard in size and so unsuitable as parking provision. The property benefits from an existing hardstanding area/driveway to facilitate off-street parking for at least two cars, possible three. As such, the property is considered to have adequate off street parking provision, even with the loss of a garage.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely

to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The development would be sympathetic and subservient to the host dwelling, there is sufficient off-street parking provision and the external materials would match the existing. In addition, the development will safeguard the amenity of future occupiers, will not harm the amenity of neighbouring properties and is not considered to detrimentally harm the character and appearance of the local area.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	21 st August 2023	Dated:	22 August 2023