



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20220877

**Location:** 36 Fleet Road Northfleet Gravesend Kent

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

**Applicant:** Mr Baqir Rizai

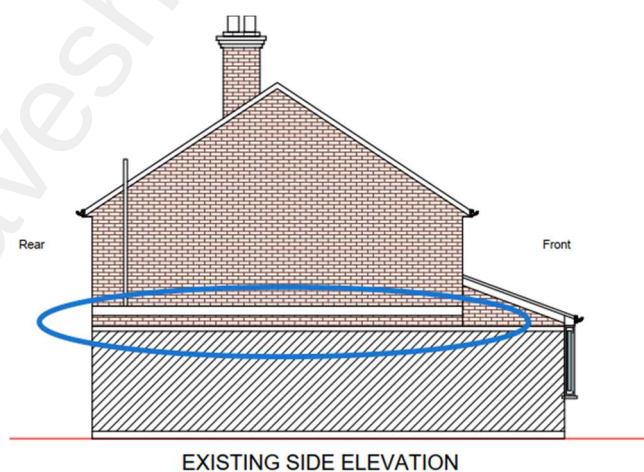
**Site Visit Date:** N/A- Resubmission- previous site visit conducted on 23.06.22

### Submitted Documents/Plans

Application Form;  
Drawing No.00 – OS Plan;  
Drawing No.01 – Ground Floor and First Floor Plans – Existing;  
Drawing No.02 – Roof Plan – Existing;  
Drawing No.03 – Elevations – Existing;  
Drawing No.04 – Ground and First Floor Plans – Proposed;  
Drawing No.05 – Roof Plan – Proposed;  
Drawing No.06 – Elevations – Proposed;  
Drawing No.07 – Site Plans – Existing and Proposed; and  
Drawing No.11 – Block Plan.

### Plan note

There is a plan anomaly that was addressed in the previous application (20220656) for this site, indicated in blue below:



In the previous application, revised plans were received to address this, and the agent confirmed it was a plan error. As this error is not reflected on the proposed elevations, a revised existing elevation plan/clarification has not been sought.

## Relevant Planning History

| Reference | Description                               | Decision | Decision Date |
|-----------|-------------------------------------------|----------|---------------|
| 20220656  | Erection of a first floor side extension. | Refused  | 04.08.2022    |

## 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

- SPG2 - 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

### Ward Councillors

No comments.

### GBC – Highways Officer

As this is a resubmission, the previous comments from the Highways Officer for application 20220656 have been copied below:

I note this will result in an additional bedroom, but the car parking is not affected.

Car parking provision will be more than adequate, but to comply with SPG4, a secure cycle parking space should be provided.

#### Neighbouring properties

Five surrounding properties were consulted and 1 response was received, objecting to the proposal.

The objection raised concerns regarding:

- The depth of the foundations
- The existing party wall is shared so concerns of damage to the wall and neighbouring property roof

The above concerns are considered non-material planning considerations that are controlled under building regulations or other non-planning legislation.

#### **Preliminary Matters**

Planning permission was refused for the erection of a first floor side extension under application reference number 20220656 on 04.08.22 on the following grounds:

1. *The proposed extension lacks subservience and is a disproportionate, bulky addition that results in the property having an overdeveloped appearance. Furthermore, the extension would contribute to a terracing effect by closing an established gap within the street scene between two semi-detached properties and would be poor design that is considered harmful to the character of the local area. The development is therefore contrary to Gravesham's Design Guidance SPD (2021), as well as Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).*

It therefore stands to be assessed whether this resubmission addresses these grounds of refusal.

#### **Officer's Analysis**

36 Fleet Road is a two storey semi-detached property located to the South of the highway. It has a hard paved frontage with some soft landscaping, a porch/front projection and an integral garage located to the front/side of the property. Behind the garage, to the rear/side of the property is a single storey projection containing a WC and utility room.



This application proposes the erection of a first floor extension over the existing garage and utility area.

## Design, Character and Appearance

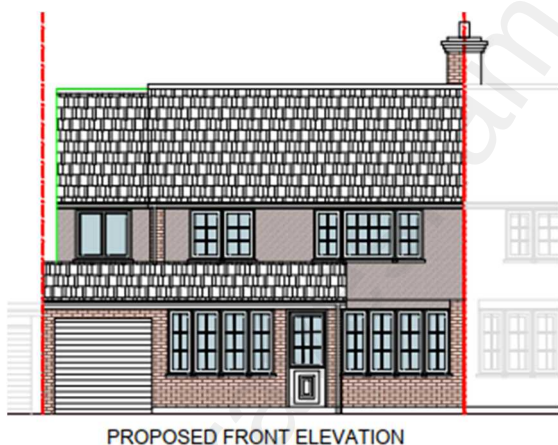
The plans for the previously refused application showed a lack of subservience that would have resulted in the property having a similar appearance to the properties below, found within the local vicinity:



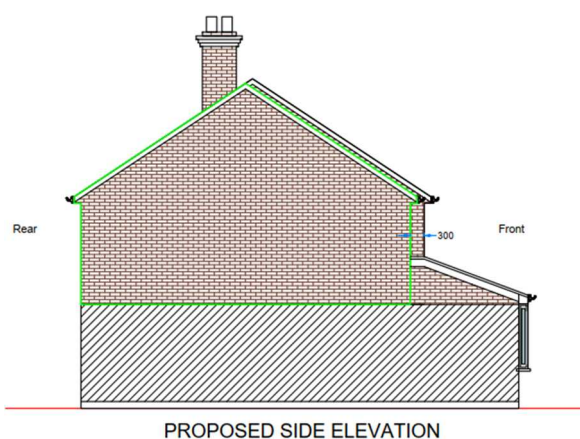
The images above demonstrate how an extension can give the property an overdeveloped, bulky and disproportionate appearance if the proposal is not designed to be subservient to the existing dwelling or sympathetic to the appearance and character of the local area.

Further to the previous refusal, the current plans now show the extension is to be set back 30cm from the front elevation of the main house, set down from the main roof by 20cm and set in from the shared boundary line by 30cm.

**Proposed Front Elevation 20220877**

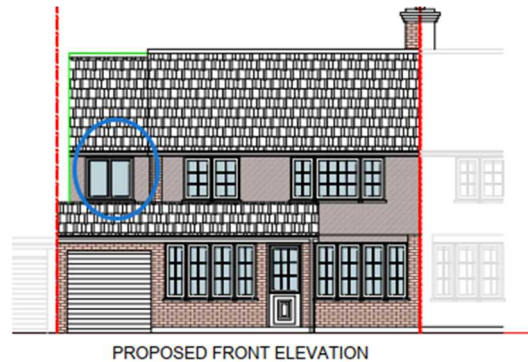


**Proposed Side Elevation 20220877**



While these changes to design are not significant, they are considered to sufficiently address the reasons for refusal, and the extension is now shown to be subservient to the existing dwelling resulting in a less bulky and more proportionate addition to the dwelling.

The proposed development makes space for an additional bedroom and ensuite at first floor level. As per the previous application, the proposed external materials would match the existing house, which would be acceptable. The plans indicate the rear window would serve a bathroom. Although it is not apparent if the window is to be obscure glazed, this can be conditioned to protect privacy. It is noted that the front window frame has not been altered to match the existing (as mentioned in the delegated report for 20220656). It is therefore at odds with all the other windows of the property.



The proposed window should match the design of the existing window frames in the front elevation, in order to be sympathetic to the existing dwelling. This can also be addressed by way of condition.

Overall, it is considered that the revised plans have satisfactorily addressed the ground of refusal and the development is in accordance with Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

#### Amenity of Future Occupiers

The new bathroom/ensuite at 3.44sqm, falls below the 3.60sqm set out by the Council's SPG 2 - Residential layout guidelines (RLG) (2020). While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application as other bathroom space is available. In addition, the proposed new bedroom falls slightly under the Nationally Described Space Standard (2015) requirement of 7.5sqm for a single bedroom (7.24sqm). On balance, this is a minimal amount (0.24sqm) and it is therefore considered to be acceptable. The garden area and depth, post development, is in accordance with the RLG (2020) for a property with 4 or more bedrooms. The approximate garden area is 131.84sqm and the depth from the rear wall of the house is approximately 13.93m. As such, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

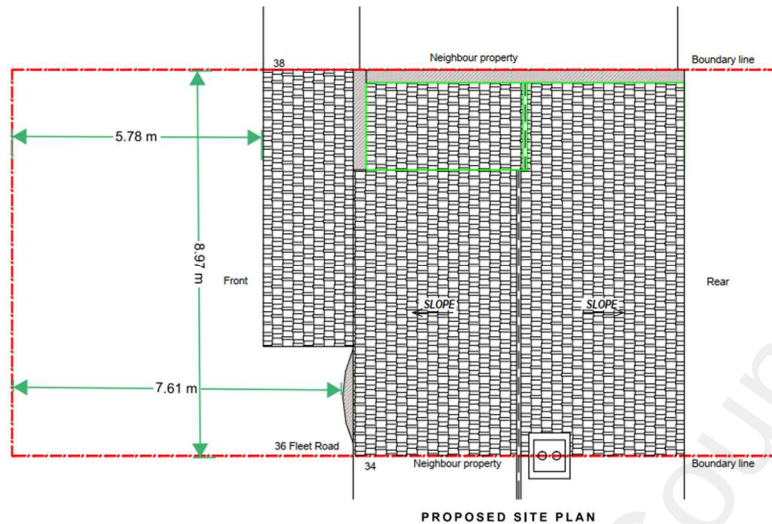
#### Neighbouring Amenity

A neighbour representation raised concerns about the development in terms of foundation depth and potential damage caused by construction of the development. As aforementioned in this report these are considered non-material planning considerations that are controlled under building regulations or other non-planning legislation.

Due to the orientation of the development, path of the sun, absence of windows in the side elevation and the fact that the rear window would be obscure glazed, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

#### Highways and Parking

Parking depth is 5.78m in front of the front garage/porch/extension which is under the amount set out by the Design SPD (2021) which states depth should be 5.00m and an additional 1.00m should be provided to allow sufficient space between the car and the dwelling to allow access to the front door as indicated by the plan below.



However, it was noted when visiting the site that 3 cars were parked on the hardstanding, and Gravesham's Highways Officer has stated that the car parking provision is more than adequate, and therefore the parking provision is considered acceptable.

#### Any Other Material Planning Considerations

##### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

##### *Archaeology*

The site lies within an area of archaeological potential. However, a first floor side extension to an existing dwelling is unlikely to have any archaeological impact.

##### *Sewer*

The property is in proximity of Southern Water sewer pipelines. However, as the proposal is for the erection of a first floor side extension, this is unlikely to pose an issue.

#### **Conclusion**

The application has been fully considered and has satisfactorily addressed the previous ground of refusal and is in accordance with local and national planning policy.

The proposed first floor side extension is subservient to the host dwelling by virtue of being set back from the front elevation, set in from the flank boundary and set down from the main roof. It will be constructed using appropriate materials to match the existing dwelling. Furthermore, the development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. 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> | Mrs Lucy Hankin     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       | L Hankin            | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 27th September 2022 | <b>Dated:</b>       | 27 September 2022                                                                   |

Gravesham Borough Council