



Delegated Report

Householder Planning Application

Planning Application No: 20221043

Location: 12 Millfield Drive Northfleet Gravesend Kent

Description: Removal of existing conservatory and erection of a single storey side and rear extension

Applicant: Mr Eddie Mudahar

Site Visit Date: 31/10/22

Submitted Documents/Plans

Application Form

101 – Existing Plans and Elevations

201 – As Proposed Plans and Elevations

202 – Location Map Block Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
19890424	Details pursuant to GR/88/1015 for erection of 76 two storey dwellings with integral garages, the laying out and formation of estate roads and construction of vehicular access onto Coldharbour Road	Approval of Details	13/10/1989
19890423	**** AMENDED APPLICATION **** Details pursuant to GR/88/1015 for the erection of 77 two storey dwellings with integral garages and the laying out and formation of estate roads and construction of vehicular access onto Coldharbour Road.	Approval of Details	13/10/1989
19881015	Outline application for residential development. KCC GRANTED PERMISSION 13.2.1989 (CONDITIONS)	No Objection	13/02/1989

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

The consultation period for this application expired on 24.10.22.

Consultees

Ward Councillors: No responses received.

Neighbouring properties

4no. surrounding properties were consulted, and no responses were received.

Officer's Analysis

Description of Site

This application relates to a detached, two storey dwellinghouse in the Urban Boundary. The dwellinghouse as existing is brick built, with tile hung features, concrete roof tiles and UPVC framed openings. This dwellinghouse is in a more discreet location than other properties in the vicinity given that it and its immediate neighbour; no.11 are set behind the building of 14 Millfield Drive. And their principle elevation face east, away from the highway which serves the property; Millfield Drive.

Proposal

This application seeks planning consent to demolish the existing conservatory and erect a single storey rear extension, which also project beyond the side elevation. The proposed extension would use brick to match the existing dwellinghouse and a flat roof with EPDM roofing system.

Summary Information

	Existing Conservatory (m)	Proposed Extension (m)	Change (+/-m)
Max height	2.9	2.7	-0.2
Max eaves height	2.2	2.7	+0.5
Max Width	8	6.3	-1.7

Max Depth	3.5	7.6	+4.1
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Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed extension would project beyond the side elevation and so would be visible from the street, thus having a greater impact on the character of the area than it might have been if it were fully located to the rear and obscured from view. It would be set back by 6.6 metres from the front most elevation and given its single storey nature, the set back and discreet location of this dwellinghouse, the likely visibility of this side projection and therefore also its impact on the streetscene, would be limited. It is noted that the addition would use a flat roof which is not usually considered good design when visible from the street. However, although a reflective pitch would be of a higher quality, in this instance the impact of the minor scale side projection of flat roof, with limited visibility from the street, would not be significantly harmful so as to warrant a refusal.

The proposed extension would result in a minor increase in overall footprint, mitigated somewhat by the removal of the existing Conservatory. It would be single storey in height with a flat roof which albeit not reflective of the main dwellinghouse, would have the benefit of reducing the potential overall bulk. It would be subservient in appearance and scale and would use materials reflective of the dwellinghouse and its residential character.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance

Amenity of Future Occupiers

The proposed extension would result in enlargement of the existing dining area to provide mixed dining/living area. The room meets the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

There are three properties adjoining 12 Millfield Drive; 11 Millfield Drive (to the south), 14 Millfield Drive (to the west) and the Day Centre to the North.

There is planting to the northern boundary and fencing to the south and west boundaries which would obscure the single storey extension. Given this obscuration, the distance from the south and west boundaries, the impact to 11 Millfield Drive and 14 Millfield Drive would be limited in terms of overbearing bulk and overshadowing. Although the extension would meet the boundary with the day centre, the planting and flat roofed nature of the single storey extension would limit the impact on those utilising the building. The day centre itself is set away from the boundary further reducing impact from the proposed extension. No new upper floor openings are proposed and so no concern is raised regarding direct overlook given the limited visibility of new openings on the single storey extension proposed.

No neighbouring representations have been received.

Overall, the proposal would comply with policy CS19 of the Core Strategy 2014, in that it would safeguard the amenity of neighbouring properties and land.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31st October 2022	Dated:	31st October 2022