

Delegated Report

Householder Planning Application

Planning Application No: 20240778

Location: 1 Marina Drive Northfleet Gravesend Kent

Description: Erection of a single storey rear extension.

Applicant: Mr Asif Tanveer

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 21/08/2024;
Drawing Number 240701 L 006 (Block Plan – Existing);
Drawing Number 240701 L 001 (Site Location Plan);
Drawing Number 240701 L 002 (Block Site Plan as Proposed);
Drawing Number 240701 L 003 (Floor and Roof Plan as Existing and Proposed);
Drawing Number 240701 L 004 (Elevations as Existing); and
Drawing Number 240701 L 005 (Elevations as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240613	Prior approval application for a single storey rear extension with a depth of 4.00 metres, maximum height of 3.00 metres and eaves height of 2.85 metres.	Prior Approval Refused	19.08.2024

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)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

9 surrounding properties were consulted and no responses were received. The consultation period ended on 18th September 2024.

Officer's Analysis

Design, Character and Appearance

1 Marina Drive is a two storey semi-detached dwellinghouse located on the Eastern side of the highway. The property is soft landscaped to the frontage with hard standing and a garage for off road parking. There is an original outrigger structure to the rear elevation which the application looks to demolish.



The application proposes the erection of a single storey rear extension and demolition of the existing outrigger to the rear elevation.

The single storey rear extension would have a flat roof at a height of 3m. It will extend beyond the rear elevation by 4m and have a width of 5.85m.

The proposal will create space for a family room and reconfigure the ground floor to include 2no shower

rooms. There will be patio doors and a window to the rear elevation, serving the family room and kitchen. The extension will be constructed with a rendered finish to match the existing dwelling.

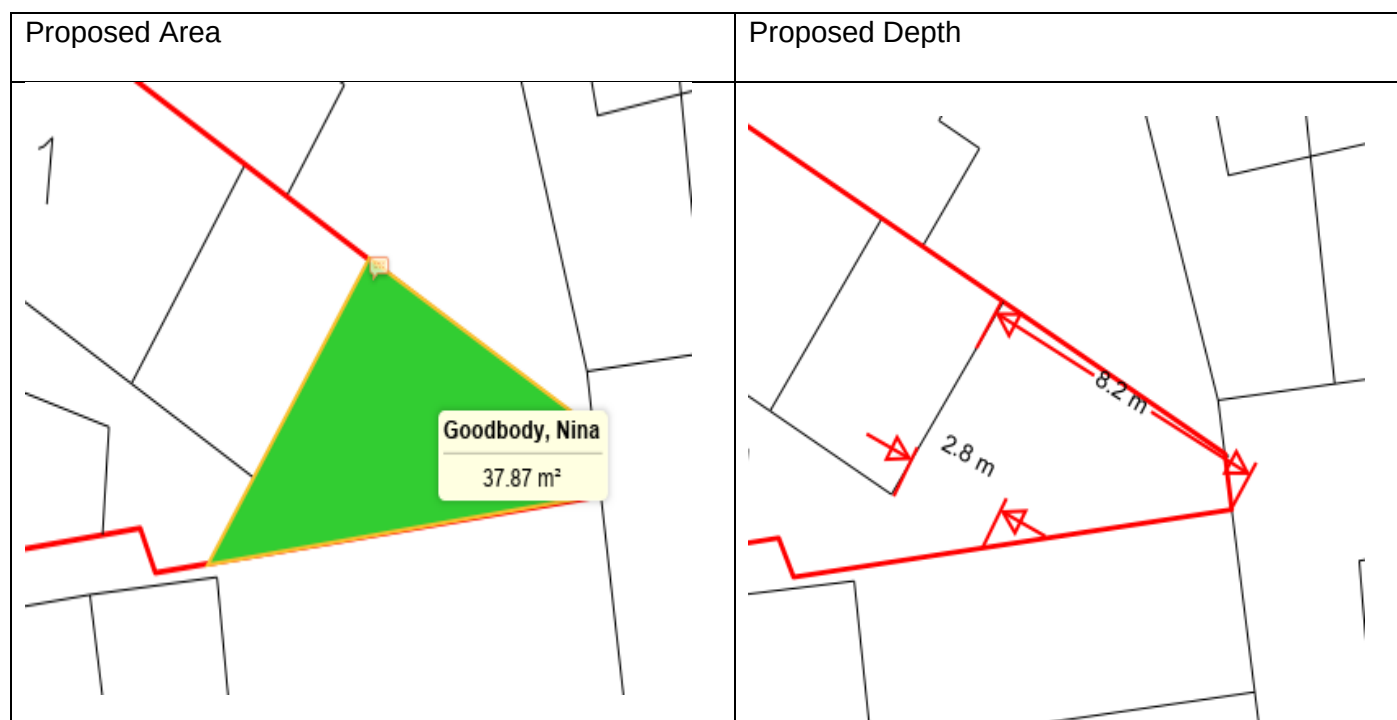
As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

1 Marina Drive is a three bedroom property. Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m². The existing private amenity space is currently in accordance with these guidelines.

Post development, the garden would have an area of approx. 37.78m² and a depth ranging from 8.2m at maximum to 2.8m at minimum. Therefore, the remaining garden size is considered to be substantially below the recommended guidelines:



A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates

that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

As such, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to it's modest height and existing boundary treatments, the development will not have a detrimental impact on the amenity of neighbouring properties in terms of privacy and outlook and is unlikely to affect any light received.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	16th October 2024	Dated:	17th October 2023