

Delegated Report

Householder Planning Application

Planning Application No: 20231147

Location: 33 Sun Lane Gravesend Kent DA12 5HQ

Description: Erection of a single storey side extension with installation of a roof lantern, conversion of part of the garage to a gym and alteration to the height of the garage roof and installation of a rooflight.

Applicant: Mr Yalcin Erbas

Site Visit Date: 5th December 2023

Submitted Documents/Plans

Application Form Dated 10/11/2023;
Site Location Plan Received 13/11/2023;
Drawing Number 01 (Block Plan as Proposed with Site Location Plan);
Drawing Number 02 (Elevations, Floor, Roof and Section Plans as Existing);
Drawing Number 03 (Elevations, Floor, Roof and Section Plans as Proposed); and
Drawing Number 04 (Block / Site Plan as Existing).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

GBC Highways Officer

This proposal gives concern due to the loss of a parking space. However, after due consideration detailed below, I have no objections, subject to the provision of cycle parking for three cycles.

Gravesham's adopted supplementary parking guidance for residential parking is no longer appropriate, as it sets maximum parking requirements, which is at odds with the latest National Planning Policy Framework which states that maximum standards should only be applied in special circumstances. The N.P.P.F. states,

108. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

The only other guidance in Kent is that issued by Kent County Council as Highway Authority and whilst not adopted by Gravesham Borough Council, it is the only local guidance available.

Interim Guidance Note 3 of the Kent Design Guide, states that for a 3 bedroom property in a suburban area there should be an average of 1.5 vehicle parking spaces per unit increasing to 2 spaces for a 4 or more bedroom property.

Looking at 35 Sun Lane, it is a three bedroom property, so it is reasonable to assume 33 will equally be a 3 three bedroom property, thus requiring the 1.5 spaces average. This section of Sun Lane does not appear to suffer from a problem with on street parking, although the road has been trafficked calmed which would suggest speeding may have been an issue. On balance as there isn't an on street parking problem, it is doubtful that an appeal on the loss of parking would be sustainable at appeal. However, the applicant should provide parking for three cycles which could currently be parked in the garage to comply with the requirements of SPG4.

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period ended on the 5th December 2023.

Officer's Analysis

Design, Character and Appearance

33 Sun Lane is a semi-detached dwellinghouse located on the Northern side of the highway. The property has a drive and garage to the frontage to accommodate off road parking.



The application proposes the erection of a single storey side extension with installation of a roof lantern, conversion of part of the garage to a gym and alteration to the height of the garage roof and installation of a rooflight.

The single storey side extension

The proposed single storey side extension will have a flat roof at a maximum height of 3.10m inclusive of roof lantern. It will measure 11.03m in length and will project from the flank elevation by 2.75m. The extension will create space for an open plan kitchen/dining area and will include a roof lantern and bi-fold doors to the rear garden.

It will be constructed with a white rendered finish and UPVC windows and doors to match existing.

Gravesham's Householder Design guidance states that side extensions should generally reflect the main property's original roof and that the use of flat roofs should be avoided. Whilst the application does propose a flat roof, with lantern, it will be substantially set back from the street scene, behind the existing garage structure which also has a flat roof. A similar development of flat roof extension with roof lantern is also noted at neighbouring property 37 Sun Lane which has no detrimental impact on the wider street scene.

As such the proposal will only marginally be seen from a public vantage point and would have little impact on the street scene. Therefore, it would be unreasonable to refuse the application on these grounds.

Alterations to Garage

The application also proposes the conversion of part of the garage to a gymnasium with alteration to the height of the roof.

The existing garage roof measures 2.7m in height. The application proposes an increase in 0.33m to 3.03m in height and will be finished in white render to match existing.

Whilst the garage is located to the front of the property and therefore highly visible from a public vantage point, as the proposed increase in height is so minimal and the replacement roof will be an improvement upon the existing, it is not considered to be detrimental to the property or to the wider street scene.

Therefore, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. As such, the application 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 places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that for properties with three bedrooms there should be a minimum of 60 sq. m and 10m rear garden depth.

The property, post development, would have an area of 131.89 sq. m and a maximum depth of 16m and would therefore retain the minimum garden requirements.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Application proposes an increase in the height of the garage from 2.7m to 3.03m. However, this increase is to the front of the property with any over shadowing already occurring from the main house.

The extension to the side is a modest height of 3.10m, inclusive of roof lantern. The application does not propose any windows to the flank elevations and with existing boundary treatments in place it is not considered to have any detrimental effects on neighbouring properties in terms of privacy, loss of light or sense of enclosure.

As such, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Any Other Material Planning Considerations

Parking and Highways

As set out in the Highways Officer's comments above, with the option of on street parking in the immediate area, there are no objections raised with the loss of the garage space.

Overall, there are no parking and highways concerns related to the application.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy.

The extension is not excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6th December 2023	Dated:	7th December 2023