



Delegated Report

Householder Planning Application

Application No:	20211085
Location:	23 Frobisher Way, Gravesend, Kent, DA12 4QY
Description:	**REVISED DESCRIPTION** Retention of two storey front extension, porch, rear dormer and summerhouse; and erection of a single storey rear extension in substitution for the two storey extension permitted under 20200512.
Applicant:	Nithoyakala Santhiapillai
Site Visit:	26/10/2021

Procedural Issues

The Local Planning Authority granted planning permission for a two storey front and rear extension, as well as the demolition and replacement of existing garage (ref. 20200512). However, due to drainage issues the two storey rear extension could not be constructed as approved and a revised application was submitted. The revised application was initially for the erection of two storey front and rear extensions, demolition of existing garage and erection of a summer house.

A site visit was undertaken for the revised application. On site it was discovered that a front porch and rear dormer had been erected without planning consent. Although a rear dormer can be constructed under permitted development and not requiring planning permission, the erection of the dormer meant that the plans were erroneous and required amending. The Local Planning Authority consider the overall development, including a two storey rear extension, to be overdevelopment contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

The applicant and agent were contacted regarding this matter and advised to reduce the quantum of development on site by reducing the two storey rear extension to single storey. The front podium porch was also reduce in size to be in line with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As a result, the description was changed to "Retention of two storey front extension, porch, rear dormer and summerhouse; and erection of a single storey rear extension in substitution for the two storey extension permitted under 20200512" and a full reconsultation was undertaken.

Submitted Documents/Plans

Application Form - dated 01/09/2021;
Drawing no. KS/01 A - Site Location and Existing and Proposed Block Plans;
Drawing no. KS/02 - Pre-Existing Floor Plans and Elevations;
Drawing no. KS/03 B - Proposed Ground Floor Plan;
Drawing no. KS/04 B - Proposed First Floor Plan;
Drawing no. KS/05 D - Proposed Front Elevation;
Drawing no. KS/06 B - Proposed Side Elevation (facing no.21 Frobisher Way);
Drawing no. KS/07 B - Proposed Rear Elevation;
Drawing no. KS/08 B - Proposed Side Elevation (facing no.25 Frobisher Way);

Drawing no. KS/10 C - Proposed Summer House Plan and North Elevation;
Drawing no. KS/11 C - Proposed Summer House Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20200512	Erection of two storey front and rear extensions, demolition of existing garage and erection of a new garage.	PERMITTED	05.08.2020
19540471	Composite development of land	PERMITTED	05.06.1957
19540111	Composite development of land	NO OBJECTION	05.06.1957

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations SPD (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillor - I am concerned with the height of the proposed summer house. This will overlook the garden of the house to the rear of the property and recently this very issue caused complaints on another planning application. Perhaps a flat roof would be a better option.

The Ward Councillor did not request the application go to planning committee.

Neighbouring properties

Eleven surrounding properties were consulted and in total four separate representations were received during the two consultation periods. There were three objections and one supportive.

The supportive representation raised no objection to the proposal.

However, the three objections raised concerns with the outbuilding. The concerns were:

- Outbuilding already constructed;
- The use of the outbuilding as accommodation;
- The impact on street scene.

Another comment within an objection noted the front porch structure as impactful on the street scene.

The consultation period expired 2nd December 2021.

Officer's Analysis

23 Frobisher Way is a semi-detached property located on the eastern side of the highway. As aforementioned in the report, the property has been extended by two storey at the front, a rear dormer and a new outbuilding has been constructed (see images below):



The property benefits from a driveway running along the flank wall, which can accommodate two vehicles.

The Proposal

This application proposes the retention of the two storey front extension, porch, rear dormer and summerhouse; and the erection of a single storey rear extension. The two storey front extension and

outbuilding have not changed in size, however the use of the outbuilding has been changed from a garage to a summerhouse and has been reduced to a flat roof design.

Two Storey Front Extension:

- Depth - 3m
- Width - 2.55m
- Height (max) - 5.75m
- Height (eave) - 4.75m

Porch:

- Depth - 1.5m
- Width - 2m
- Height - 2.9m

Single Storey Rear Extension:

- Depth - 4.5m
- Width - 5.68m
- Height - 2.9m

Dormer Extension:

- Depth - 3.65m
- Width - 5.78m
- Height - 2.15m
- Volume - 22.68m²

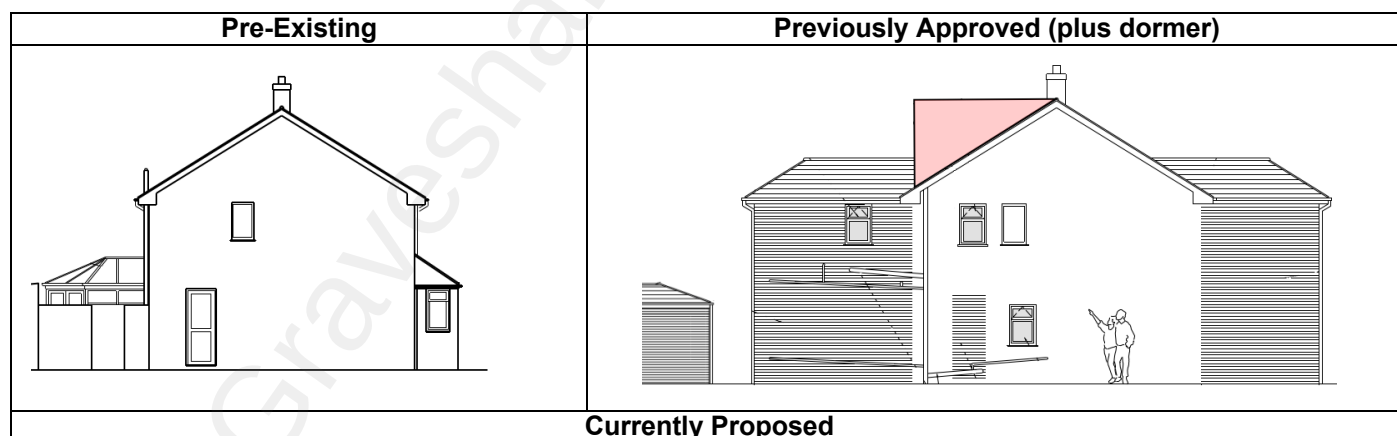
Summerhouse/Outbuilding:

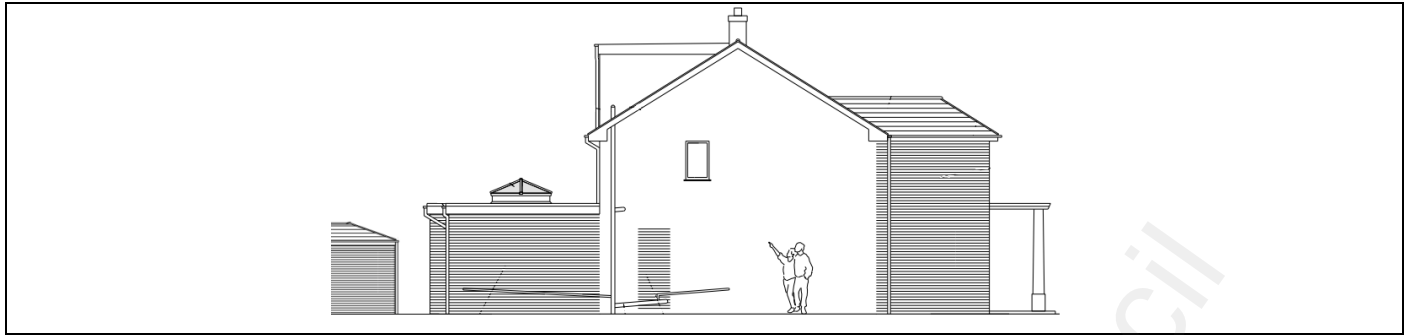
- Depth - 8.8m
- Width - 2.93m
- Height - 2.925m

Design, Character and Appearance

The extensions to the dwelling are considered to be acceptable in terms of design. The main material change to the development previously approved (ref. 20200512) is the new dormer window and the reduction of the two storey rear extension, to a single storey. The reduction of the two storey rear extension to a single storey is a significant improvement given that the dormer is already constructed. This change reduces the overall bulk, resulting in a development that is more sympathetic and proportionate to the scale of the original dwelling.

The annotated screenshots below demonstrate how the current proposal is a significant improvement and more proportionate to the scale of the original dwelling. Furthermore, these screenshots demonstrate how the previously approved development, with the dormer would introduce excessive bulk and constitute overdevelopment.





The front extension and outbuilding have not materially changed as part of this development in terms of size. However, the outbuilding has changed from a garage to a summerhouse. As such, the garage doors have been removed and replaced by a small forward facing window. This does not have any significant impact on the street scene as the structure is set-back from the highway by 23m.

The new open porch structure is considered to be visually unattractive and disruptive to the street scene. The podium and pillars are grossly out of character and poor design. However, the reduction in height and removal of the triangular podium top is considered to be an improvement. In addition after the reduction in height, the structure complies with the criteria set out in Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and therefore could be constructed without planning permission.

The development will create space for a kitchen at ground floor, a habitable room within the loft space and the enlargement of the front bedroom. There will be a roof lantern and rear window on the rear extension to provide additional light into the kitchen, and a set of bifold doors out onto the garden. The outbuilding will be used as a summerhouse and will be conditioned to ensure that it contains no primary living accommodation at any point.

Overall, due to seeking various amendments, the development is not excessive in size or bulk, has been reduced in scale to be more sympathetic to the scale of the host dwelling and other additions have been constructed utilising permitted development rights. Furthermore, the conversion of the garage into a summerhouse is not detrimental to the street scene and the majority of the development is located at the rear. As such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity of Future Occupiers

The development hereby proposed is considered to safeguard the amenity of future occupiers. The garden, post-development, has a depth of 12.2m and an approximate area of 60m², which is in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020) for a four bedroom property. There are no issues of overlooking or loss of light.

Neighbouring Amenity

The development will not materially impact on the amenity of any adjoining properties in terms of loss of light, overlooking, sense of enclosure or outlook. The two storey rear extension has been removed from the proposal and replaced by a single storey flat roof extension, which reduces any potential overshadowing impacts onto neighbouring properties.

There are no new flank windows proposed in the development. The dormer window was constructed in accordance with Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and therefore cannot be a reason to refuse this application. Nevertheless, the dormer is not considered to detrimentally impact on the private amenity space of neighbouring properties, above the existing rear windows on the property.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance

with Policy CS19 (LPCS) and Section 12 (NPPF).

A number of concerns were received from neighbouring residents regarding parts of the development already undertaken, specifically the summerhouse/outbuilding. The outbuilding was formally granted permission to be a garage but has been constructed for a different use. There is no garage door on the front elevation and it does not have a pitched roof. Some representations questioned the use of the structure and this will be conditioned to ensure that it does not contain primary living accommodation and isn't let out or sold. Other representations questioned the impact on the street scene, which was assessed in the 'Character and Appearance' section above.

Parking and Highways

There are not considered to be any parking or highway issues related to this proposal. Even though the garage has been changed to a summer house, the previously approved garage was not large enough to park modern vehicles due to insufficient width. The report for ref.20200512 stated that this insufficient width was not sufficient grounds to refuse the application, due to the pre-existing garage having similar dimensions and was similarly not considered a viable parking space.

Nevertheless, the property benefits from a driveway, which can accommodate two vehicles. The parking requirements for a four bedroom property, according to Kent County Council's parking standards (SPG 4), is for two off-street parking spaces to be provided. This can be achieved on the driveway and as such there are no highway objections.

Conclusion and Balancing Exercise

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

Parts of the development have been constructed without planning consent and have meant that the previous planning permission could not be built in accordance with the approved plans. However, the single storey rear extension has reduced the overall bulk and scale of development to be more proportionate to the original dwelling. The outbuilding for use as a summerhouse will not impact on the street scene by virtue of set-back and lack of visibility. While the porch and dormer could be constructed under permitted development. The proposal will not have a detrimental impact on the amenity of future occupiers, nor neighbouring properties and is acceptable in terms of highways.

Therefore, it is recommended that permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21 st December 2021	Dated:	21 December 2021