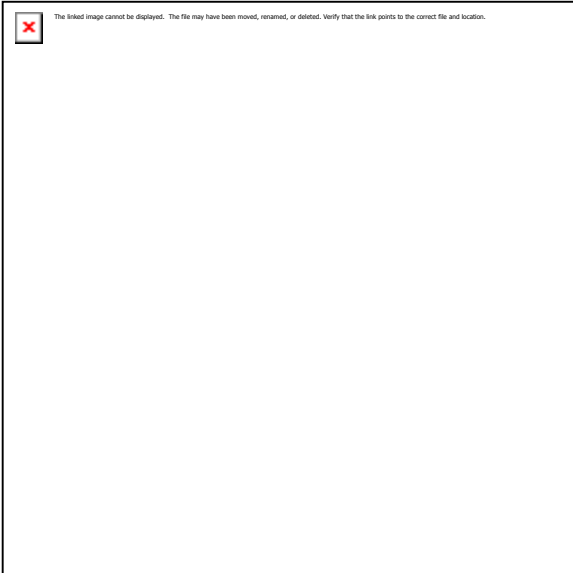




Delegated Report

Householder Planning Application

Planning Application No: 20220294

Location: 18 Farmcroft Gravesend Kent DA11 7LT

Description: Erection of first-floor side extension including proposed pitched roof and alteration of the existing single storey element.

Applicant: Ms Tahmina Ahmed

Site Visit Date: 25 March 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 001 Rev. A – Site Location Plan, Existing Block Plan, Proposed Block Plan;
- Drawing no. 002 Rev. A – Existing Floor Plans;
- Drawing no. 003 Rev. B – Proposed Floor Plan;
- Drawing no. 004 Rev. A – Existing Elevations; and
- Drawing no. 005 Rev. A – Proposed Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20160250	Construction of a pitched roof to ground floor frontage and erection of a boundary wall.	Permitted	11.05.2016
20060669	Erection of two storey extension on	Permitted	29.09.2006

the south-western side elevation to form garage with enlarged bedroom and ensuite bathroom over and single storey extension on the north-eastern side elevation to form kitchen and enlarged study.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

None undertaken.

Neighbouring properties

6 surrounding properties consulted – 2 initially and then a further 4 which were not originally consulted – overall consultation expiry date was 7 June – two responses received. One neither objecting nor supporting and one in support.

Neither objecting nor supporting

- Would like it checked the rear wall of the first floor rear extension would be far enough away to allow

- for addition of fascia's and guttering without trespassing the boundary line;
- Extension is very close to the boundary, will overshadow their back garden and privacy to an extent, although they cannot see any legislative grounds for objection;
- Asks if consideration might be given to site the window on the north-East elevation rather than looking into our garden and which could also offer the applicant a much nicer view of the park.

Support

- Application is in keeping with the surrounding area

Officer's Analysis

The application site consists of a two storey detached dwelling located at the entrance of Farmcroft on the northern side. The dwelling has been extended with a two storey side extension on the south-western side and a single storey side extension on the north-eastern side under ref. 20060669. It is proposed to extend above the majority of this single storey side extension with a new first floor side extension. This would measure 2.5m in width, the majority of the flank elevation but would be set in from the front elevation by 300mm from the front elevation and set in 400mm from the rear elevation. The ridgeline would be set down from the ridgeline of the main roof by some 400mm. There would be a window in the front and rear elevation. It is also proposed to erect a pitched roof on the existing single storey flat roof element and have a rendered finish instead of the existing brick and clad finish.

Design, Character and Appearance

The Householder Extensions/Alterations Design Guide SPD states that in respect of two storey side extensions (which would also apply for first floor side extensions) that they should appear subservient to the host building by lying behind the main front building line, should not exceed the eaves height of the building, should generally be no greater than half the width of the host building, roof design should reflect and generally be subservient to the main property's roof, patterns of windows should reflect the host building and local character and matching materials.

In this case the proposed first floor side extension would be set back from the front elevation and by a sufficient amount. The eaves line would be level with that of the host dwelling and the ridgeline would be set down below the ridgeline of the main dwelling. The width of the extension would be much less than half the width of the host property. The roof would be pitched to match the main roof and its roof pitch. The extension would be a subservient addition that would be in keeping with the scale and character of the host dwelling. Due to the subservient and well-designed nature of the proposal there would be no harmful impact on the character of the street.

The pitched roof and change in materials proposed on the existing single storey front extension would be acceptable in terms of design of the host dwelling and the streetscene.

In respect of design, character and appearance the proposal would be compliant with Policy CS19 (LPCS).

Amenity of Future Occupiers

The proposal would increase the size of two of the existing bedrooms but not provide any more additional bedrooms, there would also be no groundworks, therefore no impact on the size of the existing garden. The extended bedrooms would exceed the minimum double bedroom standards as set out in the Technical Housing Standards (2015). In respect amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The first floor extension is proposed on the north-east side elevation of the dwelling. To the north is no. 24 Dashwood Road, which a two storey detached dwelling. Its south side elevation faces onto the north

eastern boundary of the application dwelling. Due to the positioning of the proposed first floor side extension which would be south-west of the south side elevation of no. 24 which has no windows in its flank there would be no impact on no. 24 with regards overshadowing or loss of outlook. There are no windows proposed in the flank elevation of the proposed extension. The window proposed in the rear elevation to serve extended bedroom no. 2, due to its angle, would not look into any windows of no. 24. There would be views possible over the back part of the rear garden of no. 24 which is some 6.8m in depth but due to the angle of the window views would not be directly looking onto the private rear garden area (i.e. the first 5m). The views possible would not be materially greater than those already possible from the existing rear window of bedroom no. 2. To the dwellings further beyond to the north-west e.g. no. 25 The Downage, there would be a distance of some 28m to the nearest rear windows therefore, no issues with overlooking as exceeds the minimum 21m as set out in SPG2 and it would be at an oblique angle in any case.

Due to the scale of the proposed pitched roof on the single storey front element and distance from neighbours etc. there would be no impact on any neighbouring properties.

In respect of neighbouring amenity the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not increase the number of bedrooms and no alteration to existing parking provision therefore no issues concerning parking and highways and in this respect the proposal would be compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

In respect of neighbour comments concerning whether the rear wall of the first floor rear extension would be far enough away to allow for the addition of fascia's and guttering without trespassing the boundary line, the proposed block plan (drawing no. 001 A) shows the roof of the proposed extension and still with a gap of some 700mm from the nearest point of the roof of the extension to the boundary with no. 24 which would allow sufficient room to incorporate for any fascia's or guttering etc. Furthermore, the applicant has signed certificate A to state they own all of the land to which the application relates.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, amenity of occupiers and neighbouring properties and parking and highway safety. As such permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	10 June 2022	Dated:	13 th June 2022