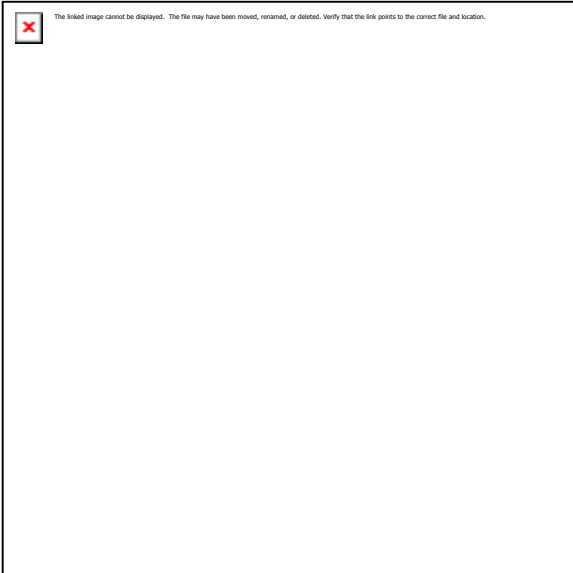




Delegated Report

Householder Planning Application

Planning Application No: 20220213

Location: 23B Lyndhurst Way Istead Rise Gravesend Kent

Description: Erection of a two storey side extension, single storey rear infill extension, conversion of integral garage to habitable room, changes to existing windows, and replacement of garage door with window.

Applicant: Mr & Mrs D Lye

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 28/02/2022;
- Site Location Map Received 28/02/2022;
- Drawing No: 02 (Proposed Plans, Elevations & Site Plan) Received 28/02/2022;
- Drawing No: 05 (Existing/Proposed Block Plan & Street Views) Received 28/02/2022 and;
- Drawing No: 01 (Existing Plans, Elevations & Site Plan Plan) Received 28/02/2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
19621004	nineteen bungalows, thirty houses and forty nine garages	Permitted	31/03/1964
20211171	Erection of a two storey side extension, single storey rear infill extension, conversion of integral garage to habitable room, changes to existing windows, and replacement of garage door with window.	Refused	15/11/2021

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC - Highways Officer

"Having looked carefully at this, I note the car parking is an existing arrangement and whilst it wouldn't now be considered acceptable, it is there and in use so it is taken as given. I also note that there is secure parking provided for 3 cycles.

It is also noted that the existing garage appears to be significantly below current requirements in terms of size, and would not be able to accommodate all modern vehicles"

Neighbouring properties

The application was advertised by way of site notice and letters to eight surrounding properties. The consultation period expired on 1st April 2021 and no comments were received.

Analysis

Proposal

The proposal comprises the erection of a two storey side extension, single storey rear infill extension, conversion of integral garage to habitable room, changes to existing windows, and replacement of garage

door with window.

The first element of the proposal comprises the erection of a two storey side extension to allow for the creation of additional living space and an additional bedroom with ensuite. The extension will project 1.85m from the flank wall and will be set some 150mm from the assumed boundary. The extension will include a window in the north western elevation which will serve the new ensuite, and in increase to the window size of the existing bedroom window at ground floor level in the rear elevation as well as sliding doors in the rear elevation at lower ground floor level and a new window opening at ground floor level in the rear elevation which will serve the newly formed bedroom.

The proposal will result in the conversion of the existing garage into a bedroom space at ground floor level and at lower ground floor level the proposal seeks to create an infill to the rear and there will be a new w/c and gaming/exercise area. The infill will be modest in size and will project approx 1m from the existing rear elevation, the garage door will be replaced with fenestration to match the existing.

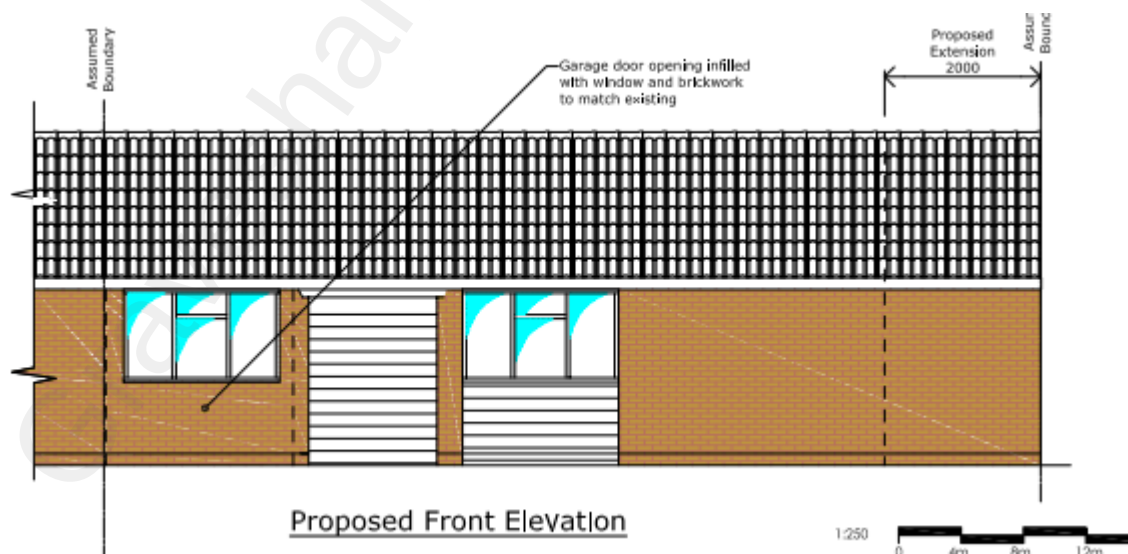
Character and Appearance

The application property is a semi detached property split over two levels, the property is built on an incline which slopes down to the south west. The ground floor level of the property is built in line with the street level with the lower ground floor level being accessed via a side entrance which can be reached via a public access way or an internal staircase. The property is situated in a rural settlement inset from the greenbelt.

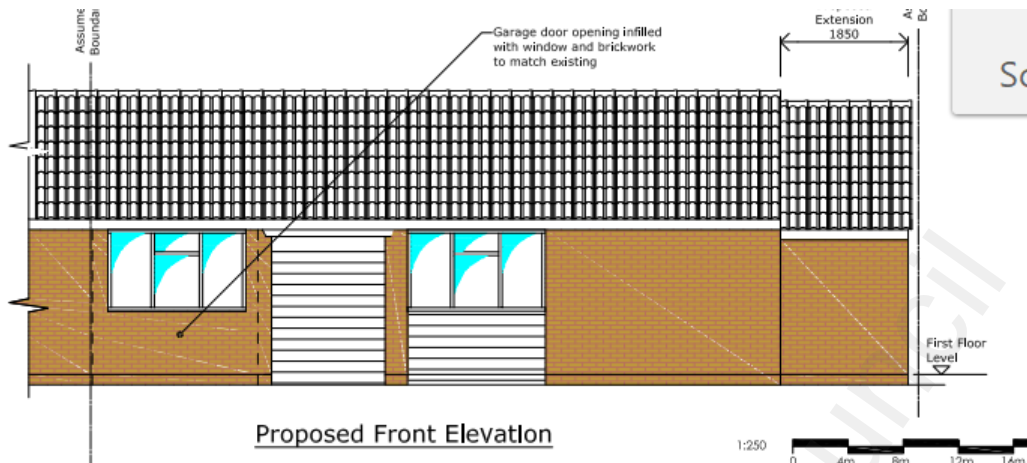
The property has previously sought permission for similar extensions which was subsequently refused. The currently proposal is therefore a reworking of 20211171 and the previous grounds for refusal would need to be addressed to reach a positive outcome for the current application.

The proposed two storey side extension will be set down by 150mm and set back by 150mm from the front elevation whilst being set away by 150mm from the property boundary. The previous application proposed an extension which would be a continuation of the roof like and built up to the boundary. The revised design allows for a more subservient addition and the distance from the boundary will allow for some form of boundary treatment to be installed.

Original Proposal under 20211171



Current Proposal



The two storey side extension will be constructed using materials to match the existing house and plans also show the existing chimney stack will also be removed as part of the works, it should be noted that removal of a chimney stack could be done without the benefit of planning permission.

The flank elevation will form an end wall and whilst it is set away from the boundary. The plans show the existing boundary fencing being removed which is acceptable.

The below images show the existing arrangements which show boundary treatment in the form of fence panels.



The conversion of the existing garage could be carried out without the benefit of planning permission. The proposed fenestration and use of materials is in keeping with the host dwelling and so this aspect of the proposal is deemed acceptable.

The single storey rear infill at lower ground floor level is not visible from a public vantage point and given its modest scale, this would be acceptable as it does not harm the main dwelling.

The proposal also shows the erection of a cycle storage shed which could be built without the benefit of planning permission.

The proposal has adequately addressed the previous grounds for refusal under application 20211171 in terms of design and character and so the proposal is compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed bedrooms are compliant with the Council's Technical standards and the garden is still of an adequate size for a property of this size.

The proposal is acceptable and adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact the amenity of the adjoining occupier at 23a Lyndhurst Way as the main bulk of the proposal is situated to the Northwest of the property which is not visible from No.23a.

The neighbouring property situated at No.25 Lyndhurst Way is positioned away from the application site as there is a public footpath which runs between the properties. The privacy of this property is maintained as there are no windows proposed at lower ground floor level and should permission be forthcoming the ground floor level window serving the ensuite will be conditioned to ensure the window is obscure glazed and top hung. In terms of light, there may be some loss of light to this property as the extension will bring the application site closer to its neighbour, however this is not considered to result in such detrimental harm which could warrant a refusal or be sustainable at appeal level.

The proposal adequately safeguards the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

Whilst the proposal will result in the loss of a garage space and addition of a bedroom it should be noted that there is a parking plan submitted which shows that two cars can be parked on the driveway. The existing garage is not capable of accommodating a modern day vehicle and whilst it is noted that this could accommodate a smaller vehicle the parking plan satisfies that two spaces can be provided.

Furthermore a garage conversion may be carried out under permitted development.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and adequately addresses the previous reasons for refusal for application 20211171. The revised proposal is therefore compliant with CS19 of the Local Plan Core

Strategy 2014 and SPD4 SPD4 Householder Extensions/Alterations Design Guide (2021).

Permission is therefore recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25th April 2022	Dated:	25th April 2022