



Delegated Report

Householder Planning Application

Planning Application No: 20211340

Location: 40 Milton Hall Road Gravesend Kent DA12 1QW

Description: Erection of a part single, part two storey side and rear extension.

Applicant: Mr & Mrs Bola

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 01/11/2021;
- Drawing No: BA-20-09-01 (Existing Proposed Plans, Elevations and Block Plans & Site Location Map) Received 27/10/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210438	Erection of a part single, part two storey side and rear extension.	Refused	15.06.2021
20210444	Application for Lawful Development Certificate for proposed loft conversion with hip to gable roof extension and dormer window to rear elevation	Certificate Granted	02.06.2021
19790484	Erection of single storey extension to form enlarged dining room at the rear	Permitted	24.07.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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 9 – Promoting sustainable transport
- 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)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)
- Housing Standards Policy Statement (1st October 2015)

Consultations, Publicity and Representations

GBC – Highways Officer

No objections

Neighbouring properties

The application was advertised by way of letter to Seven surrounding properties. The consultation period expired on 23rd November 2021 and no comments were received.

Analysis

Proposal

This application seeks permission for the construction of a part single and part two storey side and rear extension. The two storey side extension would project approx. 1.7m from the principle side elevation, 2.8m in depth, 5.7m to the eaves and 6.8m at its highest with a dual pitch. The extension will include a window in the front elevation at first floor level which will serve a bedroom. A door at ground floor level will be retained to allow access out of a utility area.

The two storey element of the rear extension would project approx. 3.6m from the principle rear elevation, have a total width of 6.6m, 5.8m to the eaves and 6.4m at its highest with a dual pitched roof which will be hipped on the ends with a flat roof element in the middle. The extension will include two windows in the rear elevation which will serve two bedrooms.

The single storey element would project approx. 8.5m from the principle rear elevation (4.9m from the existing single storey rear extension), be approx. 8.3m wide and 2.9m in height with a flat roof. The single storey rear extension will include two roof lights and include a bifold in the rear elevation to serve the new kitchen/day room. There will also be a window in the northern elevation which will serve w.c.

The proposal would result a reconfiguration of the existing first floor plan, extension to the existing bedroom 3 and creation of a master bedroom with en-suite. It is also noted that the hip to gable roof extension and rear dormer to facilitate the conversion of the loft to create one bedroom with en-suite and dressing room (granted through a Lawful Development Certificate Ref. 20210444 but not yet implemented) would overall result in the increase of bedrooms from a 3-bed dwelling to a 5-bed dwelling.

Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 124 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design detached semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling with attached garage and existing single storey flat roof rear extension. The application site benefits from a large frontage with existing block paved driveway which provides off-road parking for more than two vehicles.

The property has been previously extended by way of a single storey rear extension and a recent proposal for the erection of a part single, part two storey side and rear extension was refused under reference 20210438.

The previous proposal was refused as it was considered to be an inappropriate addition in terms of design, size, scale and location and would be harmful to the appearance of the existing dwelling and wider area, together with a detrimental impact on neighbour amenity.

The current proposal must demonstrate that the previous grounds for refusal have been rectified which raised concerns relating to the design and scale of the previous flat roof extensions and the proximity and impact of these extensions to a neighbouring property.

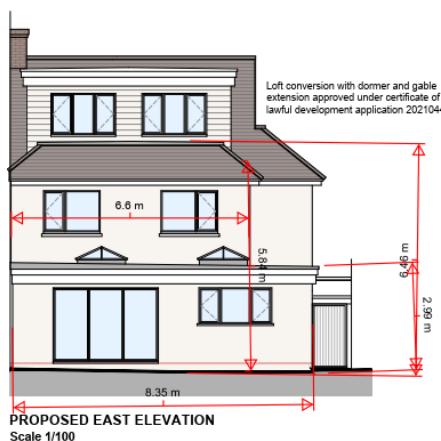
The first floor side extension has been reduced in scale with the majority of the flat roof element being removed. The revised side extension is acceptable and is set behind the principle elevation and below the main ridge which allows for a subservient addition to the property. This part of the proposal will be visible from the main street scene, however it is not deemed as a harmful addition and is acceptable in scale and size.

The two storey rear extension has been reduced in scale as can be seen below:

Previous Proposal



Current Proposal



However the revised extension still retains a large proportion of its flat roof which is not encouraged nor supported. The two storey flat roof design does not respect the host property or surrounding character of the area. In addition to the flat roof dormer this gives the property the appearance of a three storey flat roof house which detracts from its character and surrounding area.

The single storey rear extension is acceptable however it is considered excessive, especially in addition to the other proposed extensions.

Overall it is considered that the proposed extensions are unsympathetic in terms of the two storey flat roof design and do not respect the host property or surrounding character of the area.

The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would directly be in conflict with the requirements of Policy CS19 of the Core Strategy and paragraph 127 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and post development the garden would retain approx. 216sqm of private amenity space.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The proposed single storey side extension is not liable to impact the adjoining occupier as it is located on the flank wall of the No.40. The proposed extension will not impact the privacy of neighbouring property known as No.42 as there are no window proposed in the flank elevation. The extension is set approx. 1m from the shared boundary with No.43, however given the minimal scale of this extension it is not considered to harm the amenity of this property in terms of light or outlook anymore than the existing dwelling would.

The two storey rear extension is situated approx. 2.4m from the boundary with No.43 and is not liable to impact privacy as there are no windows proposed in the flank elevation at first floor level. In terms of light, there may be some overshadowing, however it is not deemed to be excessive to warrant refusal. The two storey rear element will be built inline with the adjoining occupiers' two storey extension and so there are no concerns that this will impact light outlook or privacy of this property.

The single storey extension will not impact light outlook or privacy of the adjoining occupiers, however it is noted that there is a window proposed in the northern flank elevation to serve a w.c. should permission be

forthcoming then a condition will be imposed to ensure this window is obscure glazed and top hung in perpetuity to maintain neighbouring privacy. A further condition preventing any further window or door openings being created without the benefit of planning permission will be imposed.

Parking and Highways

The highways officer was consulted and his comments state:

"I have no objections to this proposal. The car parking provision will still be adequate for a 5 bedroom property."

The proposal would result in two additional bedrooms, increasing the property from three bedrooms to five. The existing driveway to the front would provide three parking spaces. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conclusion & Recommendation

The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Therefore permission should not be granted.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th December 2021	Dated:	15 December 2021