



Delegated Report

Householder Planning Application

Planning Application No: 20230001

Location: 10 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Proposed single storey rear extension, two storey rear extension and porch and two storey side extension with altered fenestration

Applicant: Mr & Mrs Singh

Site Visit Date: 13th February 2023

Submitted Documents/Plans

Application Form

BA-001-101 – Existing and Proposed Site Location Plans

BA-001-100 – Existing and Proposed Site Block Plans

BA-001-500 P2 – Existing Floor Plans

BA-001-200 P1 – Proposed Floor Plans

BA-001-510 P1 – Existing Elevations

BA-001-210 P2 – Proposed Elevations

Superseded:

~~BA-001-500 P2 – Existing Floor Plans~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20200406	Erection of a single storey rear extension and first floor side extension and a new front porch.	Permitted	24.06.2020
20190975	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.	Certificate Granted	30.10.2019
20190970	Single storey rear extension with a depth of 8 metres, maximum height of 3.65 metres and eaves height of 2.6 metres.	Prior Approval Not Required	25.10.2019
19480231	Erection of a single dwelling house	Permitted	04.11.1948

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date to submit comments on this application ended on 1st February 2023.

Consultees

Ward Councillors: No responses received.

Natural England: No response received.

GB Highways Officer:

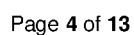
All parking spaces must have a dropped kerb. So, the provision of the access, including the carriage crossover becomes a pre commencement condition. For Kent to approve a carriage crossover, there needs to be 6 metres depth in front of a door. To comply with SPG4, one parking space adjacent to the boundary should be 2.7 metres whilst the other would be 2.5 metres.

Neighbouring properties

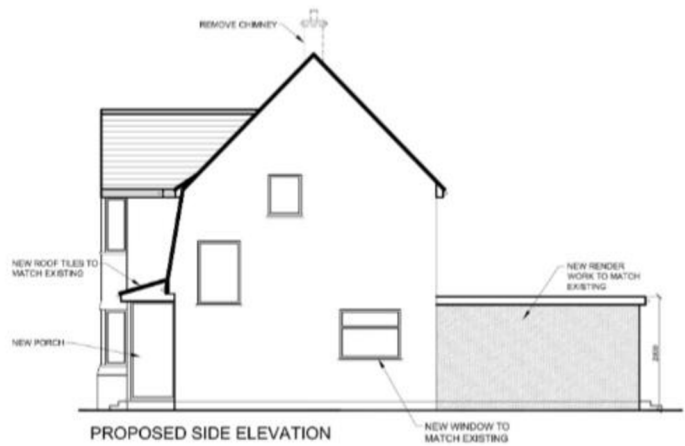
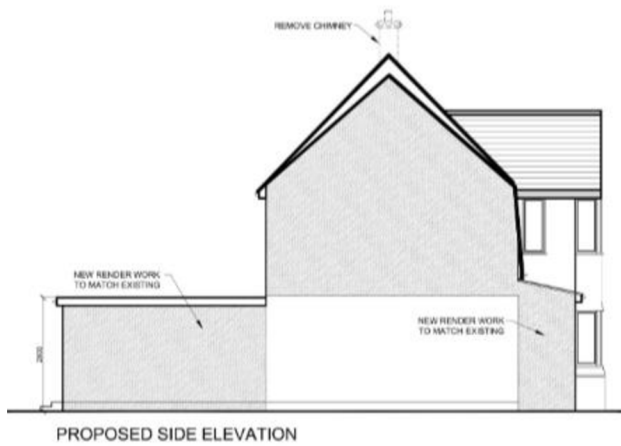
6no. surrounding properties were consulted and 2 comments were received. 1 objection and 1 comment of support.

Summary of objection:

- The two-storey side extension would be too close in proximity to the adjacent bungalow.
- Concerns regarding the parking of construction vehicles and the impact on other road users.
- The constructors should provide nearby properties with a copy of the public liability insurance and the professional indemnity insurance prior to commencement of work.



Single storey rear and first floor side extension approved under ref 20200406 (Not to Scale)



Current Proposal



Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered.

In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

Side Extension

The impact of the proposed side extension on the streetscene, in particular the harm resulting from reduced visual spacing at first floor level has been previously addressed in the delegated reports ref 20190971 and 20200406. In the latter the officer stated:

'The first-floor side extension would fill in the current space to the side of the application property, which can be harmful due to the creation of a 'terracing' effect. However, on this road there are differing house styles with generally little space between the properties. The front gardens largely provide a set back and sense of space around the buildings on the road. There is a bungalow adjacent to the eastern flank boundary of the application site, and whilst at first floor level the existing house would come closer to this boundary, there would be no terracing effect created by the proposal, and as the roof over the bungalow pitches away from the boundary there will still be a sense of space to the side of the application property.'

I agree with this assessment in the sense that the loss of the visual spacing is not a positive design feature of this proposal. However, given the existing character of this reduced spacing in the wider area, it would not result in significant harm to the character of the locality, where such features usually exist. It would therefore be inappropriate to object to the principle of the side extension merely based on the reduced visual spacing. It should, however, be subservient in appearance and of good design appropriate to the area. This proposed extension is like the previous approval in scale and appearance. It would be set down from the ridge and as a development feature considered alone, would be subservient in appearance. However the side extension links to a two storey rear extension which is expanded upon below.

Rear Dormer

It is noted that the rear dormer previously approved is not included in this proposal.

Front Rooflights

The proposal would introduce 2no. rooflights to the front roof slope. This particular area contains a number of residential properties with front facing rooflights. The existing dwellinghouse itself currently contains 2no. rooflights. The alterations would result in total of 4 appropriately sized rooflights. Particularly on front elevations even where the existing character of rooflights is present, it is important to ensure that the roof does not become cluttered, the rooflights should be not become a dominating feature of the façade unless that is a positive contributor to the particular area. In this case the former applies. On balance this would not be an overly cluttered roof slope. It should be noted that further additional rooflights would likely tilt this balance and may not be looked upon favourably.

Rear Extensions

The rear extension forms the biggest alteration to that previously approved, and includes a single storey rear extension, as well as a two storey rear extension. In this new proposal it would create a 2.8m deep single storey rear extension at three metres wide attached to a full width two storey extension with a depth of 5m. The extension extends beyond the original flank elevation of the house, linking to the proposed two storey side extension. It is considered in this instance that no weight should be given to the previous consent for prior notification as it is markedly different in scale, character and design and would not meet the requirements of such an application type. The first-floor extension would have a multi-hipped roof to the rear. Whilst unusual in appearance, it is located to the rear, with less visibility from the streetscene and would have lesser bulk, than other roof options would provide, whilst not using a flat roof which would be unsympathetic to the character of the dwellinghouse.

However, whilst some attempt has been made to ensure subservience by way of lower roof lines, the sheer scale of the addition by itself would be excessive and dominating. It is noted that changes made to the previous schemes, involving the removal of the previously consented dormer, and the design improvements to the side extension and the low ridged roof form at the rear, with minor scale single storey addition are positive aspects of the scheme. However, on balance, given the significant extent of depth and height, and the extension beyond the original flank elevation, it is considered that the proposed additions would not be appropriately cohesive and would result in significant, overbearing bulk.

Conclusions

The cumulative impact of the substantial two storey additions at both the side and rear to this otherwise modest sized house, would result in envelopment of the original house, and disproportional additions over and above that of the original dwellinghouse. The existing floor area of the dwellinghouse is 107m². The proposed floor area would be 236m². This would be an increase of 129m² (A 120% increase from the existing dwellinghouse). On balance, the proposed development would contravene with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The existing dwellinghouse is a three-bedroom property. The proposed extension would result in four

bedrooms. A kitchen/diner, lounge, garage, office, lobby and WC at ground floor and four bedrooms, two ensembles, a bathroom and hallway to the first floor.

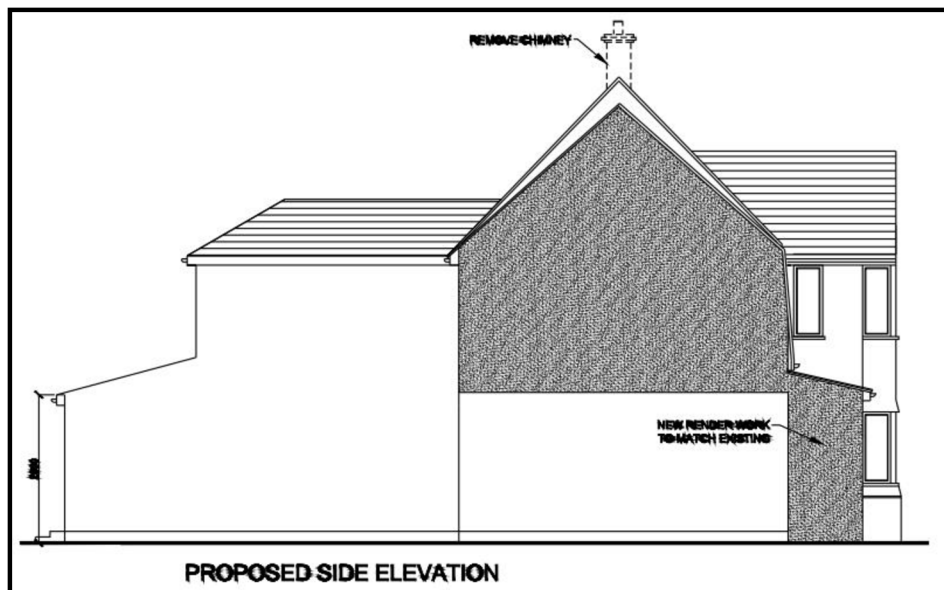
The rooms are expected meet the required minimum space standards and continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

8 Brenchley Avenue

This neighbour is located to the east. The dwellinghouse meets the shared boundary but there is a distance of 1.3m. The proposed development would not result in any windows which would directly overlook this neighbour. Whilst the proposed depth of the building would be similar to the neighbour, this neighbour is a bungalow in close proximity and the proposed development would create a two storey level of bulk at a depth of 12.5m, which would be overbearing and oppressive to the modest scale of this neighbours dwellinghouse. The below images of the existing relationship help to convey the impact that the two-storey bulk would have on this neighbour.



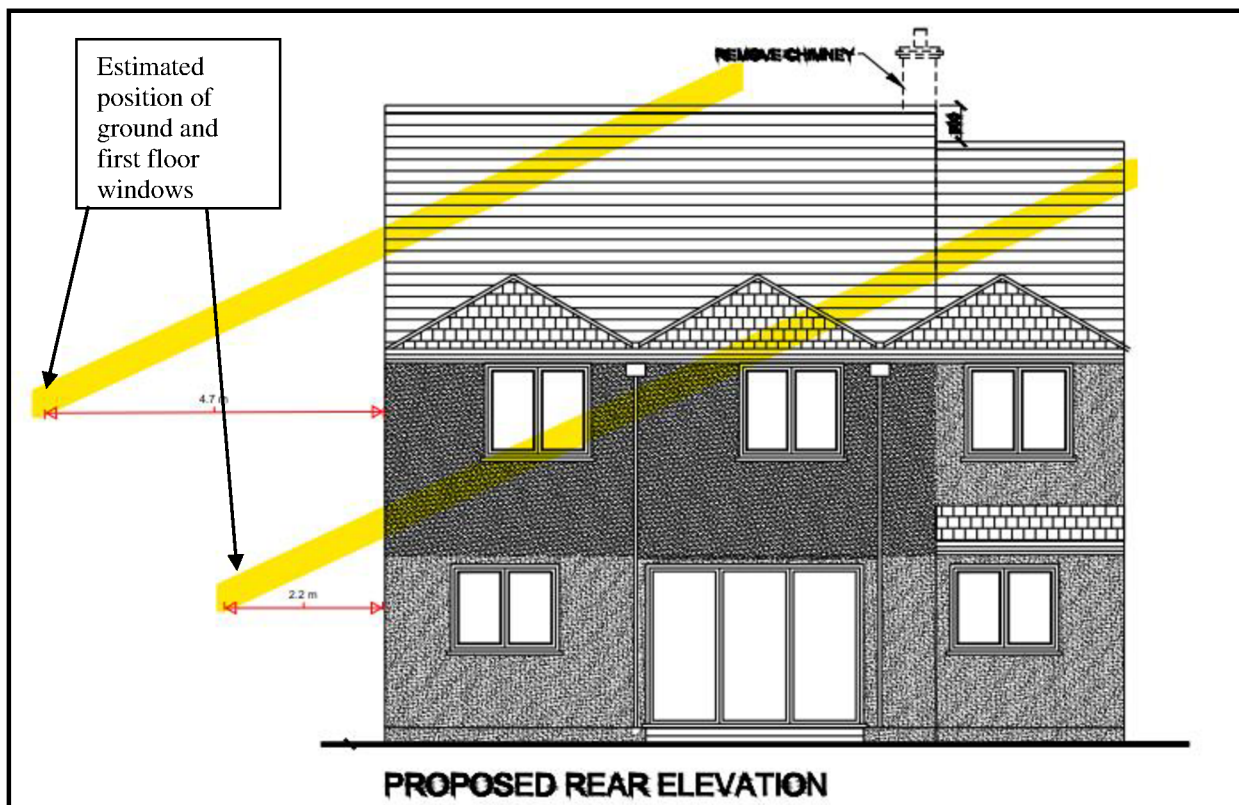


12 Brenchley Avenue

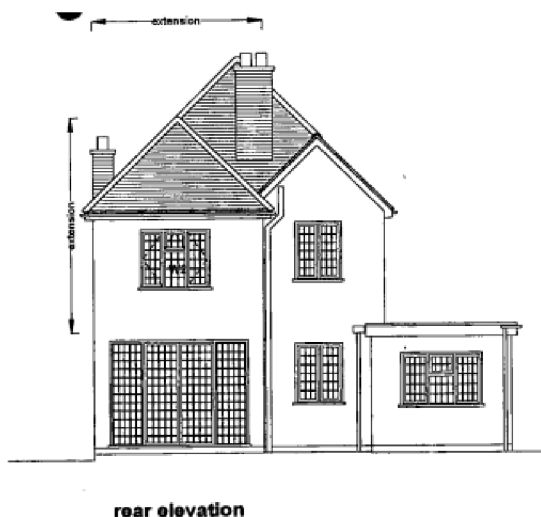
This neighbour is located to the west. There is a 2.2m distance between the neighbouring properties. The proposed development would not result in any additional upper floor windows which would directly overlook this neighbour. There is close boarded fencing at the boundary which would restrict visibility of ground floor openings. Given that the proposed two storey depth of the dwellinghouse is reflective of this neighbour's depth and the adequate spacing from the boundary, for this particular neighbour there would be no significant overbearing impact as a result of the additional massing.

As the below images show, there are a number of openings on the side elevation of the neighbour's property with potential to be overshadowed as a result of the two-storey rear extension:





The highlighted yellow line in the above image shows the likely areas of overshadowing from the new development, using a 25-degree test. The first-floor window would likely not be significantly overshadowed, but the ground floor window would. However, as the below elevation taken from the neighbours planning application ref 20010469 shows, there is another window serving this room to the rear, which given that the proposed extension would not front this window, would not be overshadowed.



Highways & Parking

The existing number of bedrooms are three, and this would increase to four.

SPG 4 – KCC Parking Standards (2006), requires that single bay garages have internal dimensions of 5.5m (Length) x 3.6m (width). The existing garage has dimensions of 7.2m (length) and 2.5m (width), which would not meet the standard vehicular parking requirement, As the remaining internal dimensions for the garage would not meet this minimum standard it would not be considered adequate provision for parking of vehicles. However, there is a drive with available space for parking of approximately 2

vehicles.

The required parking provision for dwellinghouses with 4 bedrooms or more is 3 spaces. An increase of 1 space from that of a 2-3 bedroom house. The existing parking provision requirement as per the SPG 4 - KCC Parking Standards (2006); would not be met.

To overcome this, the proposed block plan shows that the front garden could be used to accommodate parking of 3 vehicles. However, 2 of the spaces shown are currently not served by a dropped kerb and are provided with a raised area of grass. This would also front the main entrance door, requiring a minimum distance of 6 metres. Based on the information available, it is possible that this could be acceptable to KCC Highways. However, if approved this would require a pre-commencement condition to ensure that a dropped kerb would be put in place serving the drive and ensuring that the drive would be surface with a bound permeable material. Given that there are other reasons that this application is refused, and inadequate information is supplied to ensure adequate parking provision, this would also be attributed as a reason for refusal but it is accepted that, further information and conditions where approved could potentially overcome this issue.

The retained drive providing 2 vehicular parking spaces would be adequate for a dwellinghouse of the size proposed. Although the garage could not be included in the calculations for this provision, it could be reasonably be considered acceptable spacing for storage of cycles, which would meet the requirement of storage for 2 bicycles, as a result of the increased number of bedrooms.

Insufficient information has been provided to ensure that adequate parking provision which would not result in harm to safety of users of the highway, is available and the proposal would not comply with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development by virtue of its scale, dominant projecting features, significant depth and poor design and layout would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.

The proposed development by reason of its inability to demonstrate adequate level of on site vehicle and cycle parking provision, resulting in harmful impact to highway safety and failing to take opportunity to improve active travel accessibility, would as result be contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

By virtue of the excessive depth, height and proximity of the proposed extensions to the adjoining neighbours dwellinghouse, the scheme would result in harm to the living environments of future occupants of the neighbouring property at no. 8 Benchley Avenue. The proposal would therefore fail to provide a high standard of amenity for neighbouring's sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

As such, the recommendation is to refuse this application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	2 nd March 2023	Dated:	02 March 2022