

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230271

**Location:** 10 Brenchley Avenue Gravesend Kent DA11 7RQ

**Description:** Erection of single storey rear extension, two storey rear extension, two storey side extension and porch.

**Applicant:** Mr & Mrs Singh

**Site Visit Date:** Previous Application

### Submitted Documents/Plans

Application Form

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

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

BA-001-101 – Proposed Site Block Plan and Details

BA-001-200 Rev P2 – Proposed Ground and First Floor Plans

BA-001-201 Rev P3 – Proposed Roof Plan

BA-001-210 Rev P3 – Proposed Elevations

BA-001-500 Rev P2 – Existing Floor Plans

BA-001-510 Rev P1 – Existing Elevations

### Relevant Planning History

| Reference                | Description                                                                                                                                                                                  | Decision                    | Decision Date |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------|
| 20230001<br>(APPENDIX 1) | Proposed single storey rear extension, two storey rear extension and porch and two storey side extension with altered fenestration                                                           | Refused                     | 03.03.2023    |
| 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    |
| 20190971                 | Erection of a single storey rear extension and first floor side extension                                                                                                                    | Refused                     | 04.11.2019    |
| 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**

#### Consultees

Ward Councillors: No comments received.

Natural England: No comments received.

GBC Highways: No comments received.

#### Neighbouring properties

6no. surrounding properties were consulted, and 3 comments were received from members of the public; 2 in support and 1 objection.

#### Summary of objection:

- This set of plans are virtually identical to those recently refused.
- The previous objection should be considered alongside this application.

#### Summary of supporting comments:

- The house is in need of repair.
- The proposed changes will look good and blend in well with the surrounding houses.

- It will be an improvement to the street scene.
- The applicants have been informed neighbours early and have assured there will be limited inconvenience.
- Further to previous comments on previous application, commentor indicated that they were also happy with the proposed off-road parking information.

### Officer's Analysis

In order to provide greater context, the plans for the most recent refusal are compared below to the new scheme. For a more in depth layout of the plans approved and refused over history on this site, please refer to the delegated report related to planning refusal 20230001, which has not been placed here, to avoid unnecessary repetition.

**Proposed single storey rear extension, two storey rear extension and porch and two storey side extension with altered fenestration **REFUSED** under ref 20230001(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, given the quite recent refusal of a similar scheme this assessment will focus on those refusal reasons and whether they have been overcome by the new scheme. For reference, the delegated report for 20230001 has been included as appendix 1.

The refusal reasons given for planning application 20230001 were:

1. 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 property and the wider 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.
2. 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.

3. 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 Brenchley Avenue. The proposal would therefore fail to provide a high standard of amenity for neighbouring 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.

It is noted that the applicant has provided supplemental information detailing other properties and schemes. Whilst the existing character of the area is of note, each application is assessed on its own merits and where it is fundamentally flawed, contravening policy, this should not be overcome by the existence of similar occurrences, which likely have differing circumstances and contexts. The following assessment therefore, is based on the current scheme and shall not be compared to other developments.

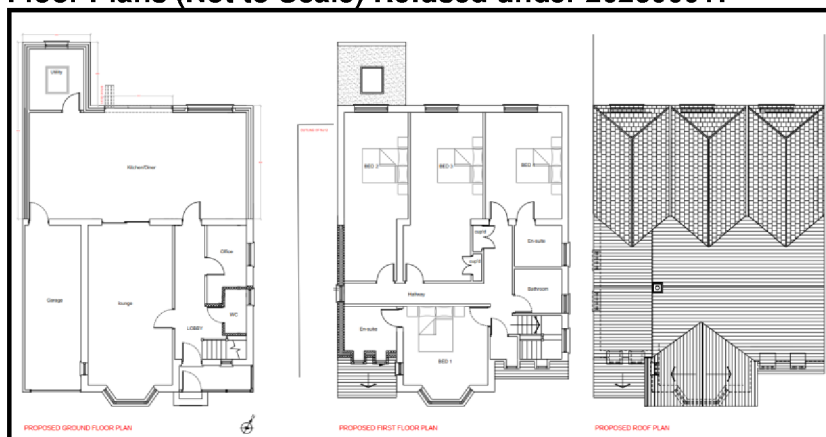
### Design, Character and Appearance

In the most recent assessment, it was considered that on their own (And not combined); the side extension, rear dormer and front rooflights were elements that would be acceptable. However, concerns were raised with regard to the scale and dominating appearance of the rear extensions proposed, particularly noting the significant extent in depth and height of this aspect of the scheme. In concluding comments, it was assessed that whilst some aspects of the scheme would likely be acceptable as singular elements, the cumulative impact of the substantial two storey additions at both the side and rear to this otherwise modest sized house, would have resulted in envelopment of the original house, and disproportional additions over and above that of the original dwellinghouse.

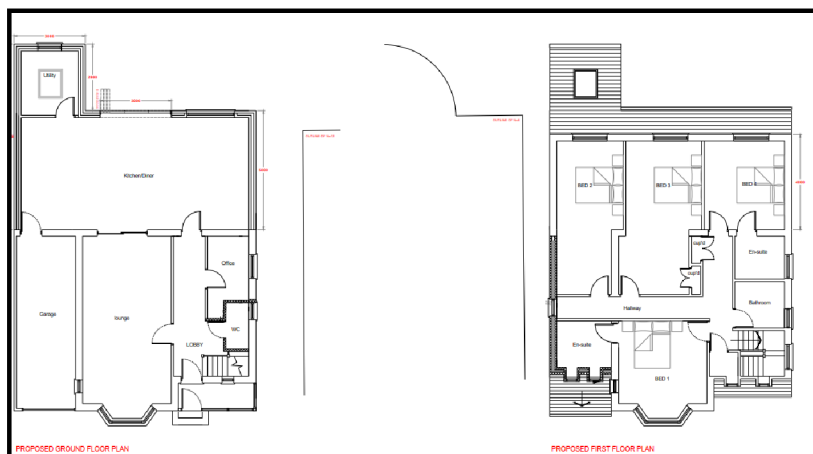
Given the significant harm that this would have caused, it is expected that to overcome refusal reason 1, significant reductions in scale and bulk would be required to the scheme, and this should be significant in comparison to the cumulative increase in scale and not just the rear extension.

The amended scheme as proposed would remove a small section of the first floor rear extension originally proposed which is most clearly seen on the floor plans as shown below:

### **Floor Plans (Not to Scale) Refused under 20230001:**



### **Floor Plans (Not to Scale) Proposed:**



To help to understand the impact of the change in terms of floorspace the below table detail the floorspace previously and currently proposed in comparison with the existing dwellinghouse:

|                               | Total Floor Space | Actual Increase from existing | Percentage increase from Existing |
|-------------------------------|-------------------|-------------------------------|-----------------------------------|
| <b>Existing</b>               | 107m <sup>2</sup> | N/A                           | N/A                               |
| <b>Refused under 20230001</b> | 236m <sup>2</sup> | 129m <sup>2</sup>             | 120%                              |
| <b>Proposed</b>               | 226m <sup>2</sup> | 119m <sup>2</sup>             | 111%                              |

At the crux of this scheme, there is an issue with the fact that the existing dwellinghouse would be enveloped by new development. New extensions should be subservient to the main dwellinghouse, and it is implausible that the cumulative excess as proposed here, where the increase proposed would be greater than the existing dwellinghouse, could be considered subservient in any form. To overcome this refusal reason and prevent significant harm to the character of the area, significant reductions to the scheme as a whole will be required. This has not been achieved by the tokenistic reduction to the first floor in this instance and the refusal reason would stand.

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 NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

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 ensuites, 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

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, 1 objection and 2 supporting comments to the proposal were received.

### **12 Brenchley Avenue**

Impact was also assessed in that report on 12 Brenchley Avenue but it was considered that there would be no significant harm as a result. There are no changes to this scheme which would alter that assessment.

### **8 Brenchley Avenue**

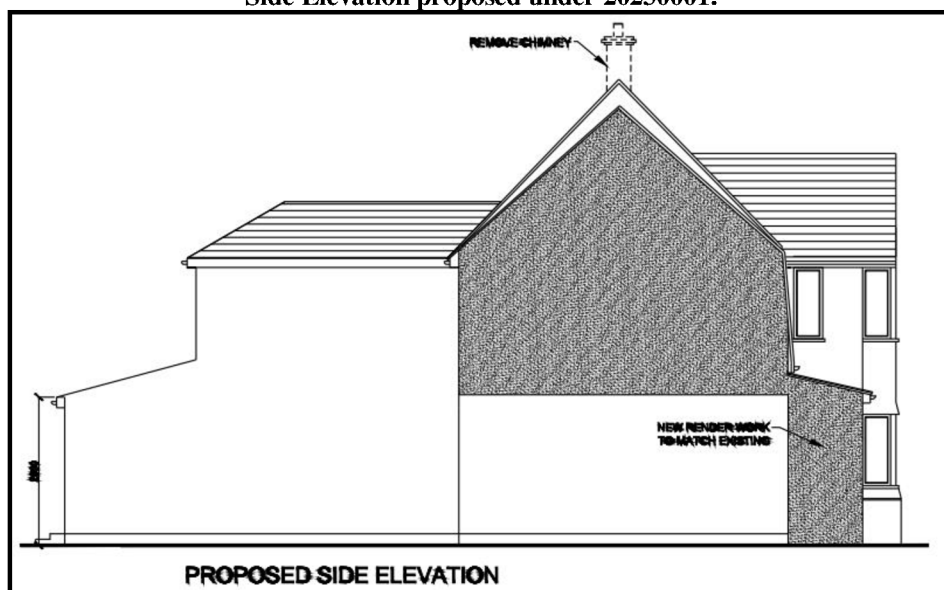
Refusal Reason 3 on decision notice 20230001 outlines concerns regarding the impact of the development on 8 Brenchley Avenue. The altered scheme would not include any windows which would directly overlook this neighbour. It has however reduce the depth of the development at first floor by 1.2m. Whilst the proposed depth of the building would continue to 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 11.3m. Whilst this is reduced from the previous 12.5m depth, it would still be overbearing and oppressive to the modest scale of this neighbours dwelling house.

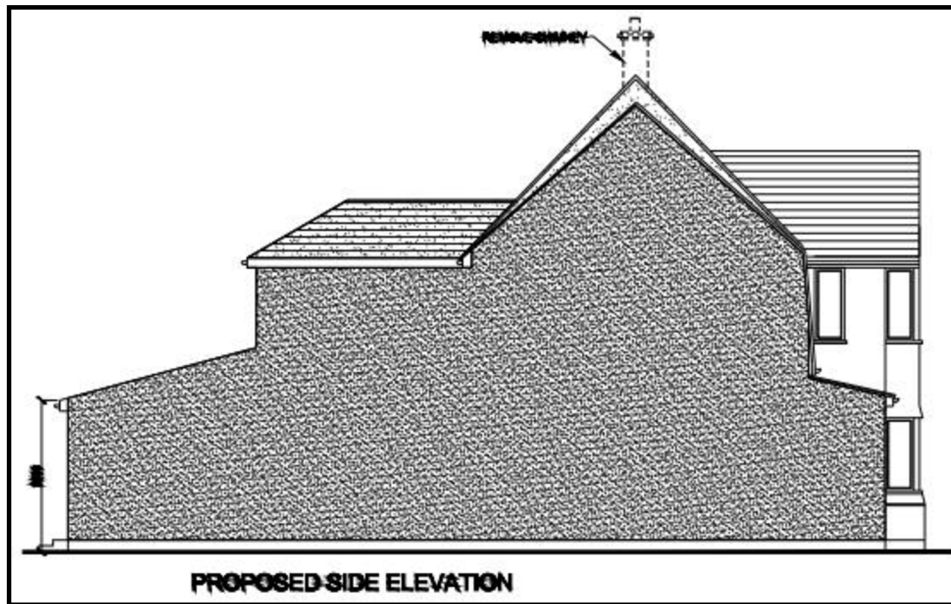
The images previously shown in the delegated report for 20230001, are shown again here to convey that impact visually:





**Side Elevation proposed under 20230001:**





As can be seen in the images above, the reduction at first floor to the rear, whilst an improvement would not overcome the oppressive nature of significant bulk and form of the dwellinghouse as extended. Refusal Reason 3 has therefore not been overcome.

The proposal is therefore considered **NOT** to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

#### Parking Provision

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.

This new scheme has provided an alternative parking plan with the proposal to use the entire front garden area as drive which shows spacing for 4 vehicles. 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.

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.

Whilst further information would still be required to address the dropped kerb and material used on the drive, the fact that this scheme now fully indicates the area of the drive and that it will not be fronted with grass, provides adequate detail so that the 3rd refusal reason can be withdrawn. However, where approved conditions would be required.

The proposal would comply with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014, subject to conditions.

### **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 property and the wider 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.

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 Brenchley 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.

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

|                      |                                                                                   |                     |                                |
|----------------------|-----------------------------------------------------------------------------------|---------------------|--------------------------------|
| <b>Case Officer:</b> | Ms Lisa Williams                                                                  | <b>Team Leader:</b> | <b>Richard Hart</b>            |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                  |
| <b>Dated:</b>        | 5th May 2023                                                                      | <b>Dated:</b>       | <b>9<sup>th</sup> May 2023</b> |