



Delegated Report

Householder Planning Application

Planning Application No: 20220878

Location: 1 Leander Drive Gravesend Kent DA12 4NF

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

Applicant: Mr Daniel Packman

Site Visit Date: N/A – Resubmission – Previous site visit conducted on 20.06.22

Preliminary Matters

When reviewing the plans some discrepancies were observed. It was noted that the single storey element of the proposal was not reflected on the proposed block plan, the application form mentioned coloured doors (not shown on the plans) and there was an annotation on the proposed front elevation stating the existing property was to be rendered. Therefore, the agent was contacted regarding these matters on 25.08.22 and revised plans were received to address this on 25.08.22. In addition to this it was noted the description did not include the single storey element and the agent agreed a description change to include this on 25.08.22.

Submitted Documents/Plans

Application Form;
Drawing No. JP/01 A – REVISED Block Plans – Existing and Proposed;
Drawing No. JP/02 – Ground and First Floor Plan – Existing;
Drawing No. JP/03 – Elevations – Existing;
Drawing No. JP/04 A – Ground Floor Plan – Proposed;
Drawing No. JP/05 A – First Floor Plan – Proposed;
Drawing No. JP/07 A – REVISED Front Elevation – Proposed;
Drawing No. JP/08 A – Rear Elevation – Proposed;
Drawing No. JP/09 A – Side Elevations – Proposed; and
Drawing No. JP/10 – OS Plan.

Superseded Plans

~~Drawing No. JP/01 A – Block Plan – Existing and Proposed; and~~
~~Drawing No. JP/07 A – Front Elevation – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220634	Erection of a two storey side extension and creation of a vehicular crossover with associated hardstanding area.	Refused	09.08.2022
19800690	Erection of single garage at the rear	Permitted	23.12.1980

TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957
---------------------------	-------------------------------	-----------	------------

Planning History Note

Application 19800690 removes permitted development rights for the property via condition 4 of the decision notice:

(iv) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no enlargement of the dwelling house shall be carried out, and no erection, construction or placing within the curtilage of the dwelling house or any building or enclosure required for purposes incidental to the enjoyment of the occupants of the dwelling house shall be carried out without the express permission of the District Planning Authority.

Reason:

(iv) In view of the restricted size of the site and to ensure that any future proposals for extending the property may be the subject of a planning application which the District Planning Authority would wish to determine on its merits.

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)

- 2 - Achieving Sustainable Development
- 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - 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

Ward Councillors

No comments.

GBC – Highways Officer

I have no objections there is adequate car parking to meet adopted guidance. But a secure cycle parking space should be provided to comply with the SPG4 requirement of one space per bedroom

Neighbouring properties

Four surrounding properties were consulted, and no representations were received. The consultation period expired on 01.09.22.

Preliminary Matters

Planning permission was refused for the erection of a two storey side extension and creation of a vehicular crossover with associated hardstanding area under application reference number 20220634 on 09.08.22 on the following grounds:

1. *The extended property will be poor design by virtue of the bulk, massing and materials that result in a proposal which is harmful to the appearance of the property and character of the street scene. The site is situated on a prominent corner location and the development is not set in from the rear elevation or set down from the rear roof. Furthermore, the rendering of the entire existing dwelling and new proposed extension is not in keeping with the street scene and disrupts the character of the local area. As such, the proposal is contrary to key design principles set out in Gravesham's Design SPD (2021) and fails to accord with Policy CS19 (LPCS) and Section 12 NPPF (2021).*
2. *The proposed hardstanding reduces the soft landscaping to the front of the dwelling which positively contributes to the character and appearance of both the host dwelling and wider street scene, as well as resulting in a net loss of biodiversity. The development would reduce the quality of the street scene, giving it a harsh and overdeveloped appearance. Therefore, the development is contrary to Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014, as well as the Section 12 (Achieving Well-Designed Places) and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (2021).*
3. *The proposed vehicular access would be an additional access that is not demonstrated to be required and would, by virtue of proximity to the mini roundabout and junction, present a risk to highway safety. Therefore, the proposal is contrary to KCC Vehicle Crossing and Self Assessment October 2018, Gravesham's Householder Extensions/Alterations Design Guide (2021), SPG 4 - KCC Parking Standards (2006), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving Well-Designed Places) of the National Planning Policy Framework (2021).*

This current application has removed the vehicular crossover and hardstanding area from the proposal. It therefore stands to be assessed whether this resubmission addresses grounds of refusal 1.

Officer's Analysis

1 Leander Drive is a 3 bedroomed, 2 storey semi-detached property situated on a corner plot fronting both Thong Lane to the East and Leander Drive to the North; where there is currently a main entrance porch for the dwelling. There is a mini roundabout in close proximity to the property, and the eastern boundary fronts Thong Lane, a schedule 2 local distributor road. An existing garage/driveway accessed from Leander Drive is located to the rear of the property.



This application proposes a two storey side extension and part single storey rear/side extension. The application plans also show the relocation of the existing main entrance door from fronting Leander Drive to fronting Thong Lane, and part removal of the existing garden wall.

Design, Character and Appearance

The two storey side and part single storey rear extension would, at ground floor level, create space to reorganise the internal layout of the property including; living room, kitchen and dining/sitting area. At first floor level, the proposal would create an additional bedroom and ensuite.

Two Storey Element

The revised plans and elevations show that the two storey element of the proposal is set in from the front elevation and the rear elevation and also set down from the roof, with the roof form to be sympathetic to the existing. The proposed development is also set away from the flank boundary by more than 1.00m which helps to maintain the existing rhythm of the street scene and allows a gap, characteristic of the area, to remain. The extension would be 7.70m high, have a depth of 6.20m and the width of the proposed extension would be 3.30m which is no greater than half the width of the existing dwellinghouse (6.60m). The end wall of the extension is to have no fenestration, but will replicate the brick detailing of the existing flank wall which will serve to break up the otherwise blank gable wall.

Single Storey Element

The single storey rear/side part of the proposed extension would have a depth of 1.70m, overall height of 3.05m and eaves height of 2.70m. The extension would project from the existing rear wall of the dwellinghouse by 1.40m. The proposed pitched roof reflects the roof of both the main dwelling and two storey extension of this application, albeit at a slightly different angle.

Both the single storey element and the two storey element also need to be assessed together, with an understanding of the sites prominent corner location. At 3.66m width, the single storey part of the extension means the extension as a whole is slightly over half the width of the existing dwelling. In addition, the overall depth of the extension is slightly more than the existing house. However, on balance this is minimal, and the extension as a whole is demonstrated to be sympathetic and subservient to the existing dwelling and is therefore considered to be acceptable.

As indicated by the application form and plans, the proposed external walls are to be facing brickwork and painted render, the new roof is to have profiled concrete tiles and the windows are to be white UPVC; to match the existing. The new front door will be grey. The proposed materials are considered to be acceptable. It is noted that fenestration changes have been made in this application, in line with the comments made in the delegated report for 20220634 and is an improvement of the appearance of the proposed extension.

As such, it is considered that reason for refusal 1 has been overcome and the proposal is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Post development, the living room, along with the open plan kitchen/dining/sitting area would comply with Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020). At first floor level, the new proposed bedroom at approximately 12.72sqm would also comply with the RLG and Technical Housing Standards - Nationally Described Space Standard (NDSS) (2015). Although the adjoining ensuite falls slightly under the amount set out by the RLG, at approximately 3.55sqm, more space is available in the nearby family bathroom and so this is deemed to be acceptable.

The resultant garden area is approximately 86.91sqm, with a garden depth of 9.65m when measured from the rear wall of the house. The garden area falls under the 100.00sqm requirement set out by the RLG and the depth falls slightly under the 10.00m requirement. On balance, it is considered there is sufficient private garden space for a 4 bedroomed property.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

Due to the orientation of the plot, and the location of the proposed extension, the proposal would not have a detrimental impact on neighbouring privacy, outlook, loss of light or cause a sense of enclosure. The upper floor window on the rear elevation is to serve a bathroom and is shown on the plans as obscure glazed.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would be unlikely to have any archaeological impact.

Conclusion

The application has been fully considered and has satisfactorily addressed the previous grounds for refusal (1) and is in accordance with local and national planning policy.

The proposed two storey extension is subservient to the host dwelling by virtue of being set back from the front and rear elevations and set down from the main roof. The single storey element of the extension is considered acceptable by virtue of the proposed roof form and minimal size. The extension will be constructed using appropriate materials to match the existing dwelling and the gap between the development and the flank boundary, characteristic of the area, is not compromised. Furthermore, the development is considered to safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	27th September 2022	Dated:	27 September 2022