



Delegated Report

Householder Planning Application

Planning Application No: 20220921

Location: 8 Sandown Road Gravesend Kent DA12 5EN

Description: Erection of a two storey side extension and relocating of the rear garage.

Applicant: Mr Baljit Kang

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 22/08/2022;

Drawing Number 8SD/A3/01: (Site Location Plan with Existing Floor Plans);

Drawing Number 8SD/A3/05: (Block Plans – Existing and Proposed);

Drawing Number 8SD/A3/02: (Elevations - Existing);

Drawing Number 8SD/A3/03: (Floor Plan – Proposed);

Drawing Number 8SD/A3/04: (Elevation and Roof Plan – Proposed);

Drawing Number 8SD/A3/06: (Garage Elevations and Floor Plans - Existing); and

Drawing Number 8SD/A3/07: (Garage Elevations and Floor Plans - Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19880685	Erection of rear extension at first floor level to form a bathroom.	Permitted	07.10.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

- 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); and

Consultations, Publicity and Representations

Consultees

GBC Highways

It is noted that this proposal potentially provides a four bedroom property as the study could easily be used as a bedroom. Therefore two parking spaces are required along with a secure cycle parking space for the additional bedroom. As the proposal shows two parking spaces provided in the front garden, the current provision will be maintained and is deemed adequate for a four bedroom property. The car parking will comply with both the requirements of SPG4 the Gravesham Borough Council adopted supplementary guidance and Interim Guidance Note 3 of the Kent Design Guide, the guidance of the Highway Authority.

The drive should be constructed from a permeable bound material (so perhaps not Tarmac) and the cycle storage can be contained within the building in the rear garden with ideally an access from the garden to the footpath behind. As the building in the rear garden would cease to have a vehicular access, its description as a garage should cease.

There should be no boundary treatment, hard or soft landscaping over 850mm in height within 2 metres of the highway boundary, (back edge of footway) to protect pedestrian visibility splays.

KCC Public Rights of Way

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Neighbouring properties

Seven surrounding properties were consulted and one response was received concerning:

- Loss of light

Concerns were also raised regarding the structure of existing neighbouring buildings, however this is considered a non-material consideration and is not assessed in the following report.

Officer's Analysis

Design, Character and Appearance

8 Sandown Road is a two storey semi detached dwellinghouse located on the Eastern side of the highway. The frontage of the property is hardstanding for off road parking with some soft landscaping. There is vehicular side access to a garage set back to the side of the property. The property has previously been extended by two storeys to the rear.



The application proposes the erection of a two-storey side extension and the relocation of the rear garage.

The proposal looks to relocate the garage at the rear of the property. It is noted that the proposed extension would block any vehicular access to the garage and therefore the replacement structure would be classed as an outbuilding. The outbuilding will have a flat roof with dimensions:

- Depth – 6.11m
- Width – 4.25m
- Height (max) – 2.67m

The building will be constructed with a rendered finish. There will be a window and door to the front elevation and all proposed windows and doors will be UPVC.

The outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

The proposed two storey side extension looks to create space for a larger kitchen / dining area and shower room to the ground floor and for an office and increased bedroom size with en-suite to the first floor.

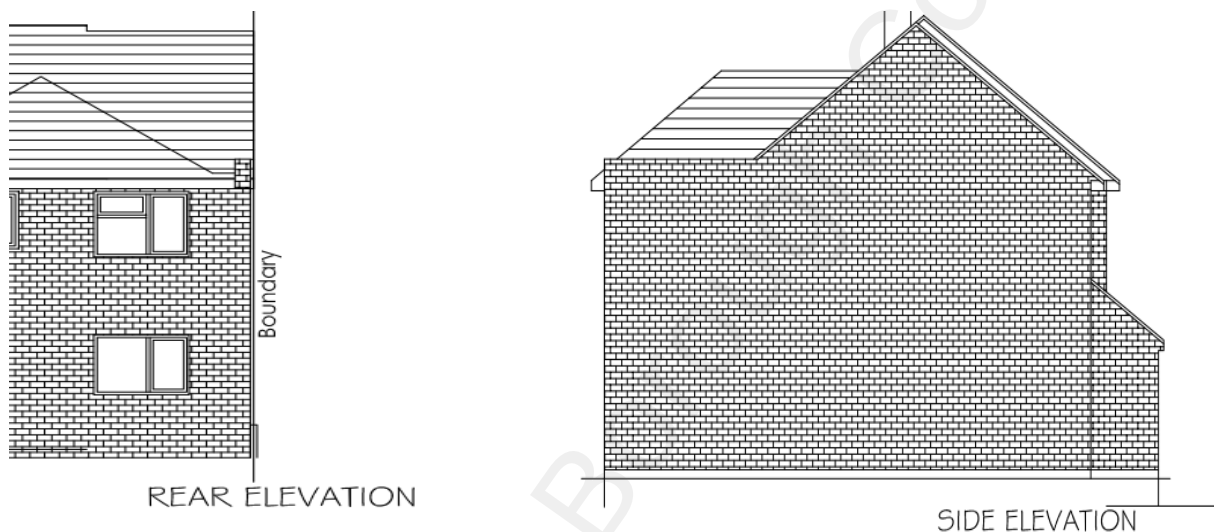
The extension will project approx 2.42m from the existing flank elevation, and span approx 9.4m across. The front door will be relocated to the front elevation with an additional window to the first floor to serve the bedroom. There will be a window and patio doors in the rear elevation and two further windows to the first floor which will serve the bathroom and study/office. There will be no windows to the flank elevation. The proposed extension will be built with materials to match the existing house.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) first floor side extensions need to be carefully designed and should:

- be set back behind the main front building line
- avoid dominating the original property
- be subservient to the main property roof

The proposed extension will only be set back 0.3m from the front elevation of the existing house and by 0.2m from the main roof ridge and is therefore not considered to be sufficiently subservient to the main dwelling. The proposal is therefore in conflict with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The application also proposes an additional rear projection to be built with an extruded gable form to the rear. This will project 2.89m from the rear elevation, in line with the existing rear extension. The design proposes to include a part flat roof with parapet edge.



The part flat roof with parapet edge is liable to result in a bulky addition which is not subordinate to the host dwelling. Therefore the proposal is in conflict with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

As such, the proposed extension would create an incongruous and bulky addition to the existing dwellinghouse which would not be subservient to the original house. Therefore, the proposal for the two storey side extension is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The garden area complies with the recommendations for a three-bedroom property within Gravesham's Residential Layout Guidelines (RLG) (2020) with a post development area of 60m² and a maximum depth of 10.92m. As such, the two storey side extension and outbuilding is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). All rooms provided accord with those set out in the Residential Layout Guidelines (2020).

Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

One concern was raised from a neighbouring property with regards to the proposed extension resulting in a loss of light.

The flank elevation of the proposed extension looks to front two flank windows of neighbouring property known as 10 Sandown Road. These windows serve a kitchen to the ground floor and a landing to the first floor. The windows are not considered to be habitable rooms and therefore the proposal is not deemed to have a detrimental effect on the light to this property.

The proposal is not likely to impact the adjoining neighbouring known as 6 Sandown Road as the extension is set back from the boundary.

The proposed extension does not look to include any windows to the flank elevation and due to the distance between the neighbouring properties to the rear, the proposal is not considered to have a detrimental effect on neighbouring amenity in terms of privacy and outlook.

The proposed outbuilding will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the outbuilding is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

The proposal looks to relocate the existing side garage to the rear of the property and would result in the relocated garage inaccessible for vehicular use. However, there is clearly adequate parking provision to the front of the property and so there are no significant concerns related to parking for this proposal.

The Highways Officer raised no objection to the development but did provide comment on materials used for the proposed driveway. Should the council be minded to permit the application the driveway which should be constructed from a permeable bound material and not tarmac as shown on the plans provided.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed two storey side extension is not subservient to the existing dwelling and would result in an incongruous and bulky addition to the existing dwelling. The extension is not sufficiently set back from the front elevation or sufficiently set down from the main roof. The proposed first floor flat roof with parapet edge is of an unbalanced design and would not conserve and enhance the character of the existing house. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	1 st November 2022	Dated:	2nd November 2022