



Delegated Report

Householder Planning Application

Planning Application No: 20221134

Location: 88 Valley Drive Gravesend Kent DA12 5RX

Description: Demolition of existing garage and rear conservatory and erection of a two storey side, single storey rear extension and a front porch and alteration to fenestration.

Applicant: Mr Muhammed Rob

Site Visit Date: 9th February 2023

Submitted Documents/Plans

Application Form

Site Location Plans

ECDL/04018/G/P/1 – Proposed Ground Floor Plan

ECDL/04018/G/P/2 – Proposed First Floor Plan

ECDL/04018/G/P/3 – Proposed Front and Rear Elevation

ECDL/04018/G/P/4 – Proposed Side Elevation

ECDL/04018/G/P/5 – Proposed Block Plan

ECDL/04018/G/P/6 – Proposed Block Plan and Adjoint Properties

Relevant Planning History

Reference	Description	Decision	Decision Date
19960445	Erection of part first floor and part two storey side extension to form bedroom, enlarged bathroom and w.c. at first floor level with dining room and enlarged garage at ground floor level and erection of a conservatory at the rear.	Permitted	01/11/1996

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- 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

The final date to submit comments on this application ended on 30th January 2023.

Ward Councillors

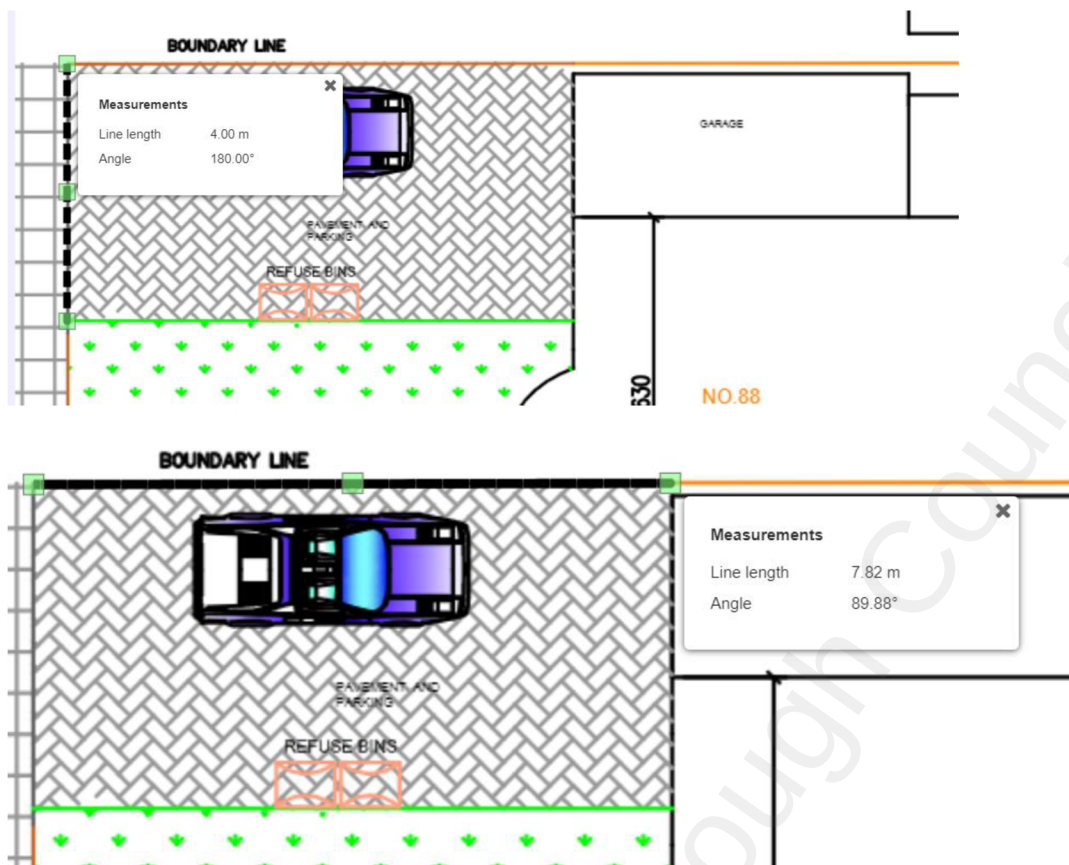
No responses received.

GBC Highway Officer

The proposal will change a three bedroom property into five bedroom one. So, to comply with SPG4 two secure cycle parking spaces should be provided.

The applicant also needs to demonstrate that two vehicles can be parked in the front garden. The current drive is of insufficient length to accommodate two standard size parking bays. However, there is sufficient space in the front garden to accommodate two vehicles side by side. Although in this instance the drive width should be 5.2 metres wide due to the enclosed boundary on one side. There may also be benefit in providing an additional width to ease pedestrian access to the property

Below is an extract from the application where I have measured the proposed width of the drive.



Therefore, unless I have measured incorrectly, I can only recommend a condition is attached to any permission to provide a plan showing the necessary car parking layout.

Neighbouring properties

11no. surrounding properties were consulted, and 1 comment of objection was received.

Summary of objection:

- Natural light into neighbouring windows would be reduced and view would be obscured by development.
- The closeness of the double extension would reduce sunlight and airflow to flank walls of neighbouring houses, promoting dampness.
- The plans are incorrect as they show a different plot shape in the location plans to that on the block plan and the extension as a rectangular addition despite the non-uniform site curtilage.
- Concerns regarding removal of neighbouring fence panels and release of domestic pets near busy road.
- Concerns regarding requirement for access to neighbour land or built scaffolding on their property.
- Main sewer pipes nearby should be considered to avoid damage when constructing foundation work.

Officer Note: Access requirements and removal of boundary fences are a private legal matter and not a material planning consideration for assessment of this planning application.

Officer's Analysis

Proposal

This application seeks planning consent to demolish the existing garage and rear conservatory. Then it would erect a two-storey side extension, Single storey rear extension and a front porch, with alterations to

the existing fenestration.

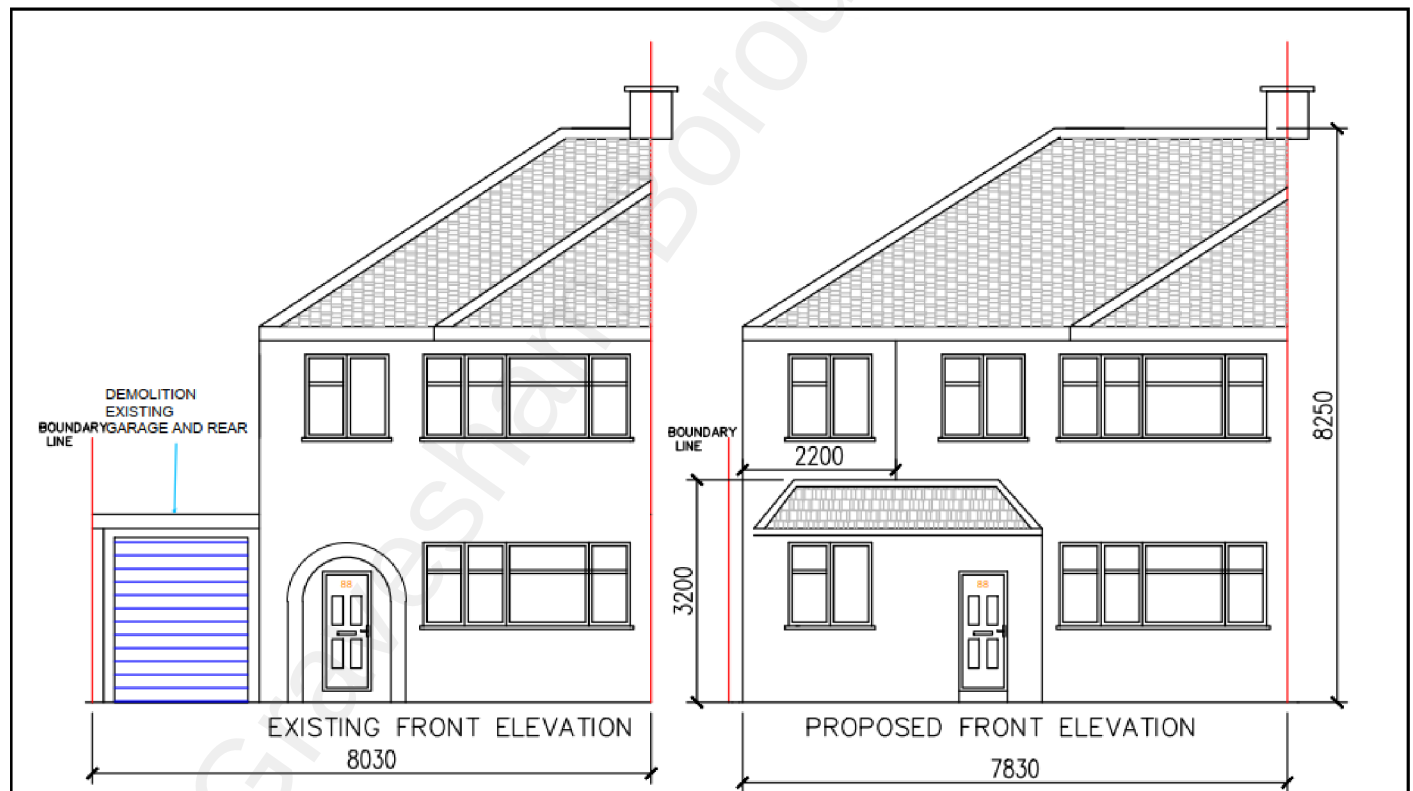
Existing

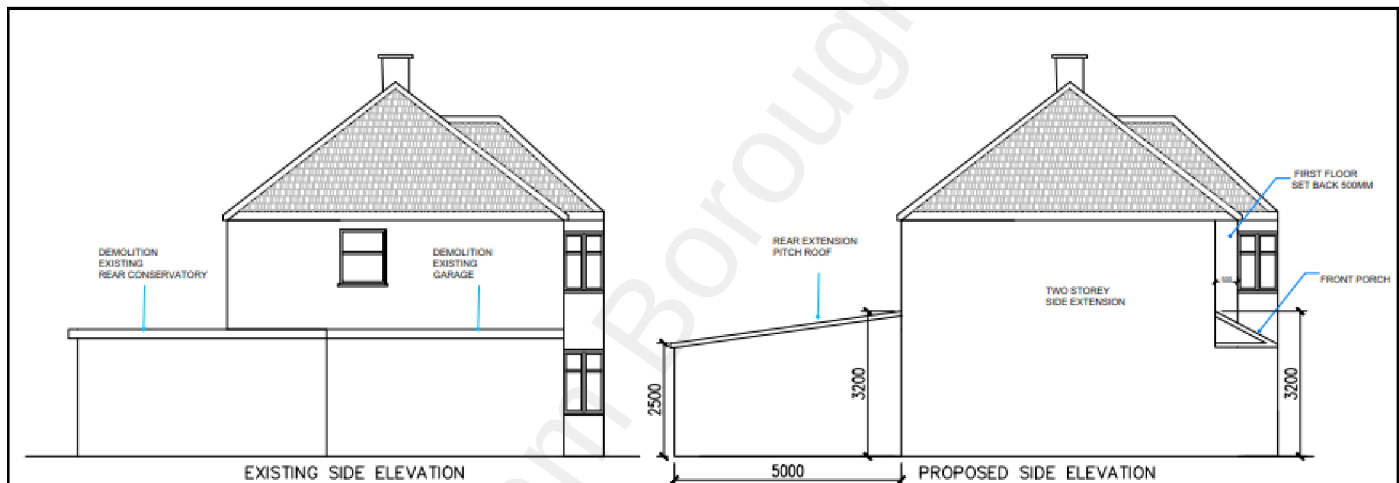
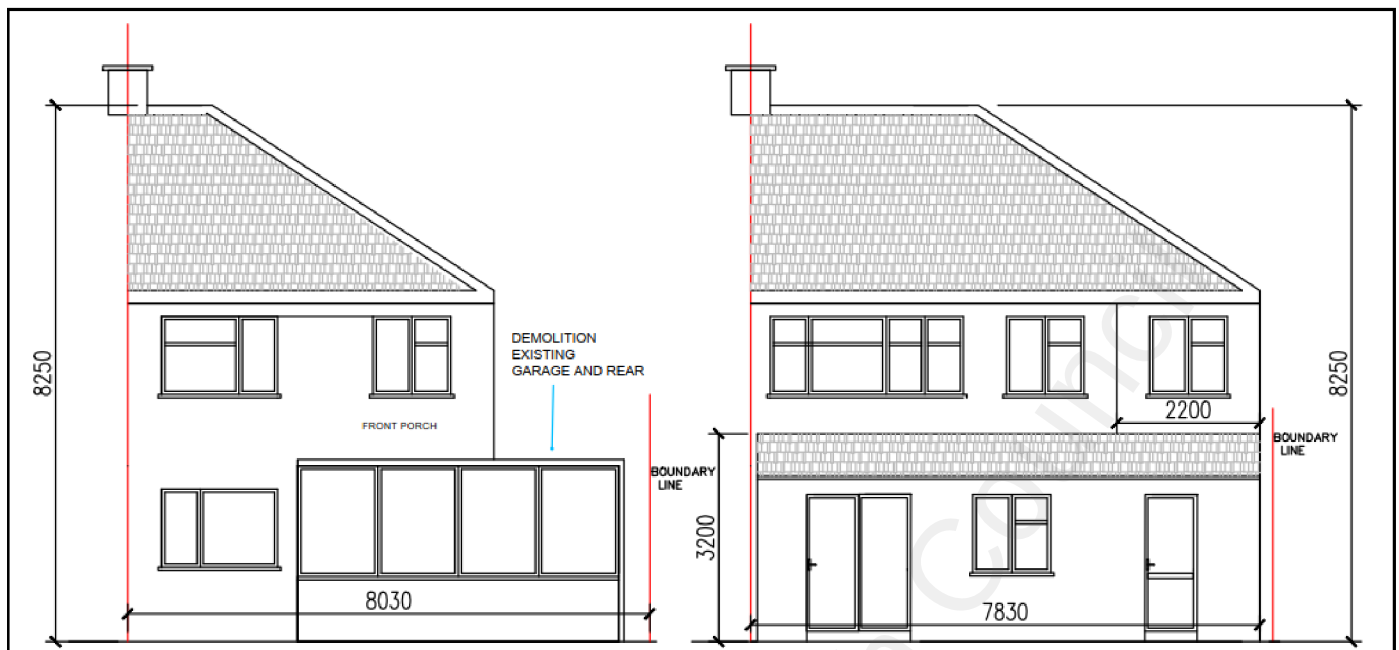
	Existing garage (m)	Existing Conservatory (m)
Max height	2.7	2.9
Max eaves height	N/A (Flat roof)	N/A (Flat roof)
Max Width	2.2	4.9
Max Depth	5.2	5.6 (3m beyond rear wall)

Proposed

	Proposed side extension (m)	Proposed rear extension (m)
Max height	8.25	3.2
Max eaves height	5.1	2.5
Max Width	2.2	7.75
Max Depth	8.2	5

For clarity the existing and proposed elevations are shown below (Not to scale):





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, Residential Amenity of neighbours and Parking Provision.

Design, Character and Appearance

This site is located in an urban, residential area. Although there are some terraced or bungalow properties in the area, the emphasis is on two storey semi-detached or detached dwellinghouses. This particular property is a semi-detached dwellinghouse. See photograph below:



It appears a majority of the buildings in this area are post WWII and although non-uniform in character, are generally representative of design and layouts built at that time. In terms of the proposed two storey side extension, this would extend up to the shared boundary and entirely remove the visual spacing at first floor at the boundary. There is an example of similar development at 131 Valley Drive. However, this plot is located on a curve in the road leaving a wider spacing from the boundary and so a two storey side extension on this property retained adequate levels of visual spacing. At paragraph 10.5 of the Householder Extensions/Alterations Design Guide SPD states:

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

This particular two-storey side extension would fail to retain a 1 metre gap at the boundary, it would extend in line with the main dwellinghouse through a lack of subservience, with single storey elements set forward of this, it would also increase the width of the highest point (the ridge) by 2 metres, resulting in significant level of bulk and harsh and unsympathetic interruption to the visual spacing between dwellinghouses. It would also unbalance and interrupt the symmetry with the attached dwellinghouse. A token set back is proposed at first floor, but this is poorly designed with the roof matching the existing property resulting in an excessive overhang. For a set back to create the intended subservience, the roof also needs to be set down and back. The proposal is of very poor design.

The proposed single storey rear extension would not be significantly larger than the existing rear conservatory and it would use a pitched roof which would soften the appearance. It would be a subservient addition. Concerns are raised with regard to the accuracy of the plans. However, given that the recommendation is to refuse, it would not be conducive to a favourable outcome to require the correction of

this inaccurate representation of the rear extension. The proposed external materials are shown on the application as matching the existing.

On balance, the proposed development would fail to meet 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

Bedroom 4 as shown on the proposed layout has a floor area of 4.1m². This is below the 6.5m² requirement for a single bedroom. However, this is not a new room resulting from the development and currently exists at this size. The new rooms created by the development meet the minimum size requirements.

The rooms meet the required minimum space standards and would 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

Given the non-uniform layout of dwellinghouse in the immediate vicinity, the curtilage of this site touches a number of dwellinghouses. The proposed works would be 29m from the rearmost boundary and so those neighbours which adjoin to the rear boundary would likely not be impacted by the proposals, given the distance. The rearmost boundaries of 4, 6, 8 and 10 Winchester Crescent touched the side boundary of the subject dwellinghouse. The proposed development would be 12.8 metres from the shared boundary with this neighbour, their dwellinghouses set further away than this. Again, therefore there is likely to be no significant impacts to these neighbours. Most likely to be impacted by the development would be 86 and 90 Valley Drive.

86 Valley Drive

This neighbour is located to the North and is attached. The proposed two storey side extension would not be visible from this neighbour's perspective. However, there is potential that they would be impacted by the rear single storey element. There is an existing single storey rear extension and close boarded fencing at the shared boundary. The proposed extension is shown to be 1.8m deeper than the neighbours. However, given that it is a single storey addition, and the depth is not significant, it is unlikely that this would overbear on this neighbour significantly. There are also no concerns regarding increased overlook or overshadowing.

90 Valley Drive

This neighbour is located to the south. The subject dwellinghouse meets the shared boundary with this neighbour at single storey level. There is a distance between the buildings of 0.7m-0.9m at single storey height. The two-storey elements of the existing dwellinghouse are 2.9m from these neighbours building. The proposed development would erect two storey elements at the shared boundary, 0.7m-0.9m from the neighbours dwellinghouse. This two-storey element would have a depth of 7.5m at this boundary, which would be overbearing on this neighbour in terms of bulk, given the close proximity, height and depth.

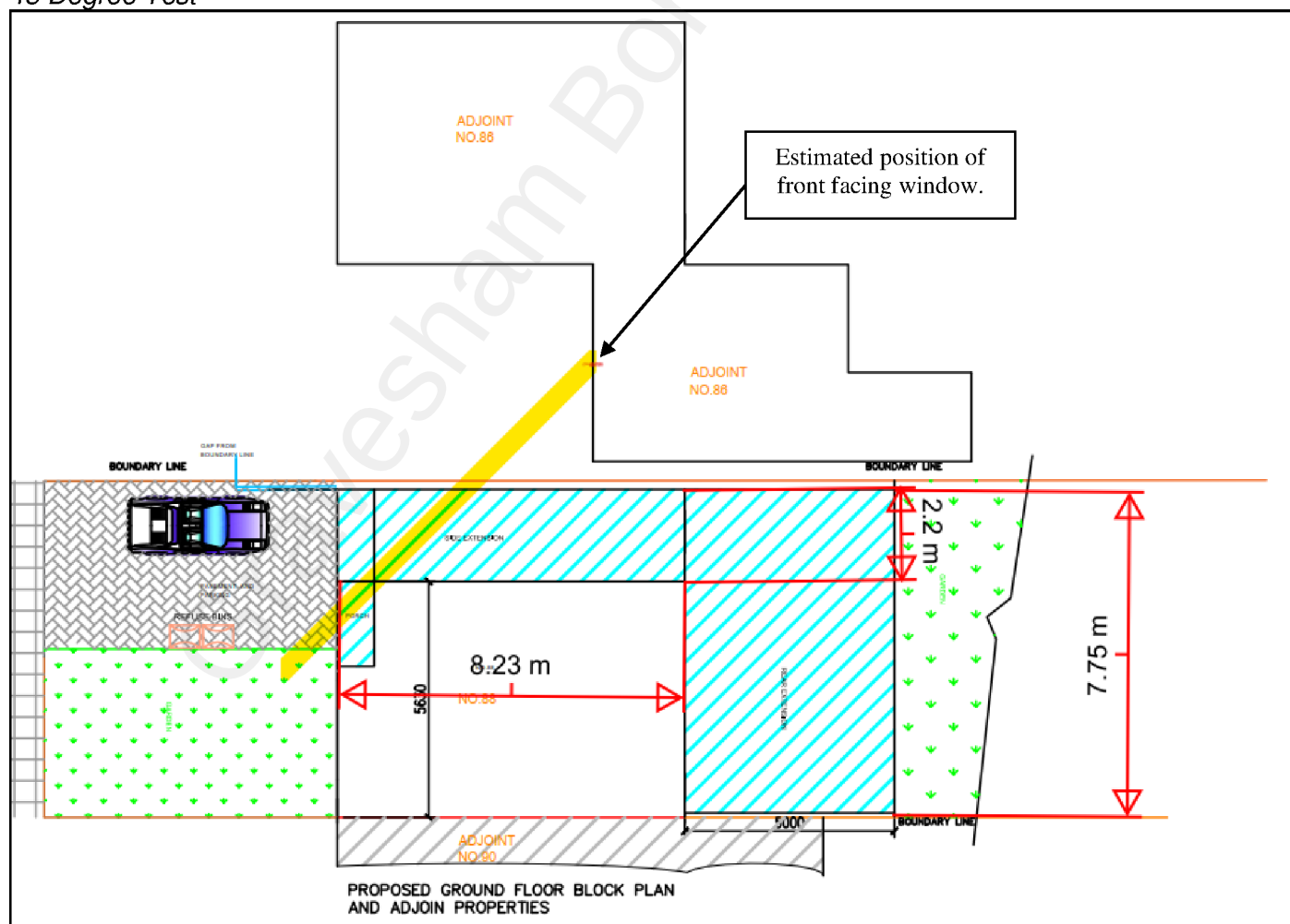
This neighbour's dwellinghouse is L Shaped and has ground and first floor windows to the side elevation and a first floor window facing forward which would potentially be overshadowed by the proposed development. Please see photograph below:

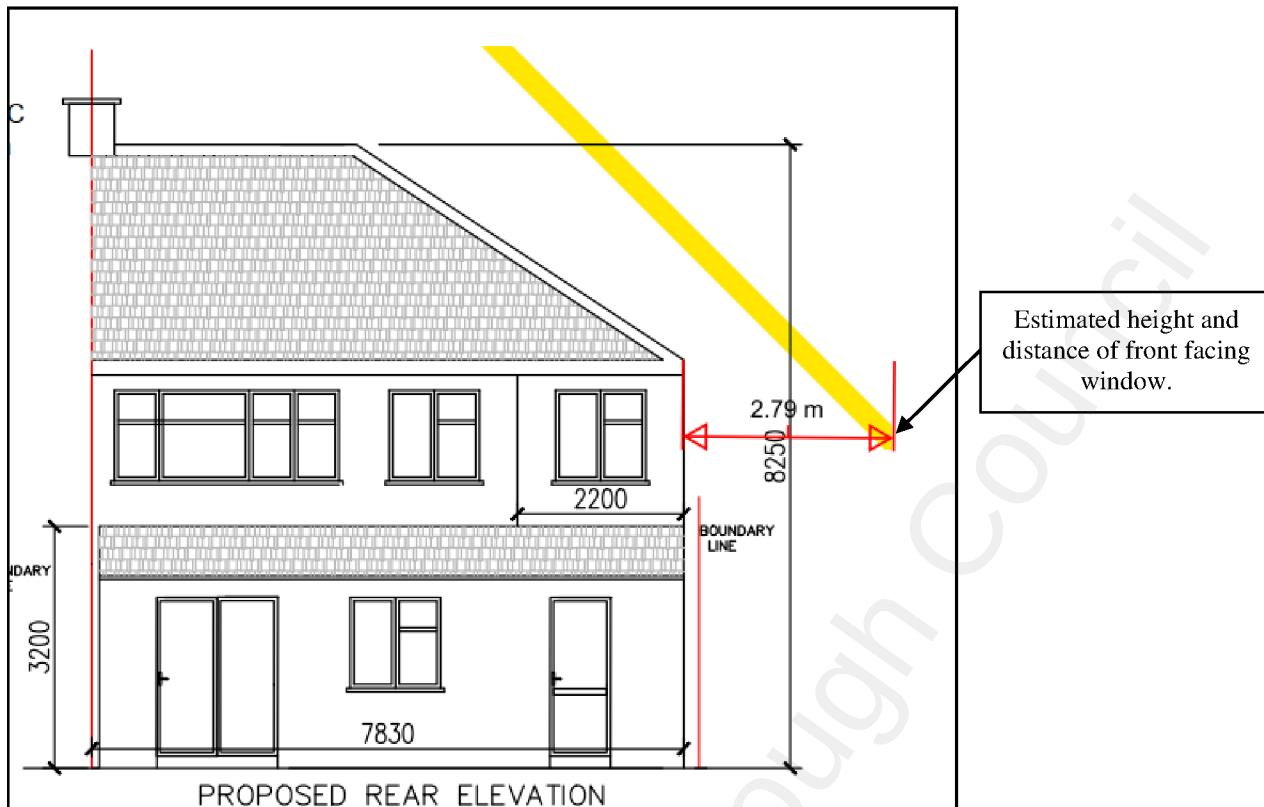


There would be no new side windows resulting from the development. However, there would be removal of an existing side window as part of the development. This would result in a minor improvement to existing overlook of the neighbours property.

A 45-degree test should be undertaken to assess the impact on the front facing window. And a 25 degree test should be undertaken to assess the impact on the side facing windows.

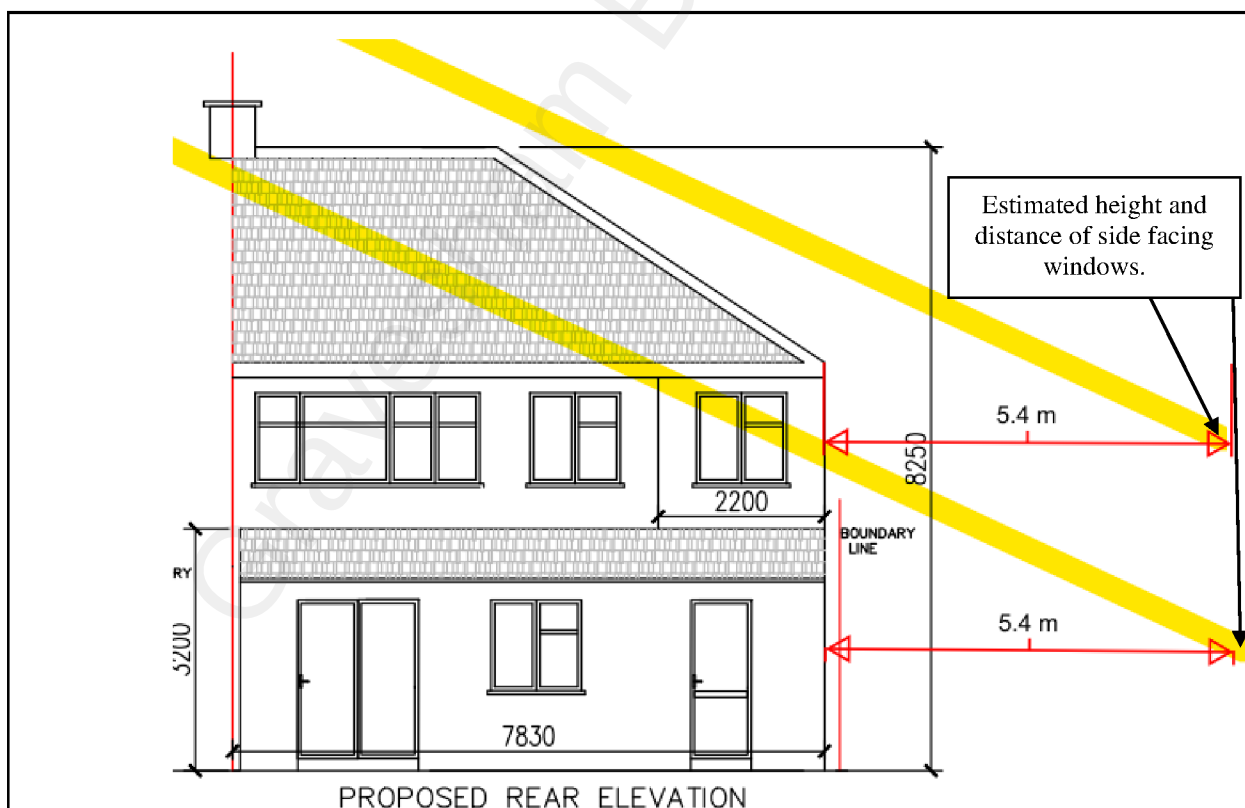
45 Degree Test





As can be seen, given the distance at 45 degrees, the front facing window would likely not be overshadowed.

25 Degree Test



As can be seen above, the first floor side windows would likely not be overshadowed, but it is likely that the ground floor windows would be.

It should be noted that given the east to west, southerly route of the sun, any overshadowing of this window would likely be reserved to a small period in the early morning. Also, the most recent application for this neighbour's property (20040593), shows this window as serving a lounge/dining room, which is also served by the front facing windows. This room itself would therefore not suffer significant loss of light as a result of the proposed development.

However, although there would not be a significant level of overshadowing from the side extension, this does not diminish the potential of the extension to overbear on the neighbouring property. Paragraph 9.7 of the Householder Extensions/Alterations Guide states:

9.7 An extension close to a neighbouring property's window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

Given the significant extent of first floor-built form in close proximity to the shared boundary and that this would be set forward by 5 metres of the immediately adjoining front elevation of this subject dwellinghouse, it would have a significant, prominent level of bulk which would be overbearing and create an area of 'boxed in' enclosure to the front drive.

It is noted that the proposed extension to the rear would be single storey in height, it would not be greater in depth than this neighbour's rear elevation and at single storey, with close boarded fencing, would not overbear, overlook or overshadow this neighbour as a developmental element on its own.

The proposal is therefore considered to significantly harm the amenity of neighbouring properties in contravention of policy CS19 of the Core Strategy 2014 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

Parking Provision

The proposed development would result in an increase in bedrooms from 3 to 5. The existing drive is 4m x 7.8m which is not adequate to provide the required level of parking provision of 2 vehicle spaces. There is scope for a widening of the drive to accommodate this provision but this has not been included within this application. This could be required by condition. However, given that the recommendation is to refuse, it was not considered conducive to a favourable outcome, to request the additional information. It is noted the additional cycle parking provision should also be considered.

Adequate vehicle and cycle parking provision has failed to be demonstrated and as such the proposal is in contravention with 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 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development by reason of its significant mass up to the boundary would be a dominating, oppressive feature which would harm the character of the area, reducing the symmetry of the pair of attached dwellinghouses and remove the visual spacing between the buildings at first floor level, harming the streetscene.

The two storey addition would also overbear on 90 Valley Drive, in terms of bulk and proximity and would be an imposing feature on the neighbouring dwellinghouse and its occupiers.

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
Signed:		Signed:	
Dated:	20th February 2023	Dated:	21 February 2023

Gravesham Borough Council