

Delegated Report

Householder Planning Application

Planning Application No: 20230030

Location: 82 Wilberforce Way Gravesend Kent DA12 5DH

Description: Demolition of the existing garage and construction of new single storey rear extension with an attached garage

Applicant: Mr Hawkins

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 13/01/23;
Drawing Number SM397.1 (Floor Plans and Elevations with OS and Block Plan – Existing); and
Drawing Number SM397.1 (Floor Plans and Elevations with Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20180392	Creation of a vehicular access and associated hardstanding area.	Permitted	02.08.2018
19632496	Garage	Permitted	27.09.1963

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 Officer

This proposal looks unusual. A garage with what appears to be pedestrian bifold doors and a WC that can only be accessed from the garage does look strange and hints of a dual, or more likely a single and not car parking use.

There is however adequate parking to the front of the property to comply with car parking standards.

Given the existing garage can provide secure and covered cycle storage it is recommended that to comply with SPG4 secure and covered cycle parking for three cycles is provided and this can be conditioned.

Neighbouring properties

4 surrounding properties were consulted and no representations were received. The consultation period ended on 7th February 2023.

Officer's Analysis

Design, Character and Appearance

82 Wilberforce Way is a two-storey end of terrace dwellinghouse located on the Western side of the highway. The property is paved to the frontage providing off-road parking for at least two vehicles, with a garage located to the rear.



The proposal looks to demolish the existing garage located to the rear garden with the construction of a single storey rear extension attached to a newly formed garage.

The proposed single storey rear extension will make way for a dining area and WC. The WC will be accessed via the garage.

The single storey rear extension will be 3.16m in height, 7.98m at maximum width and 3.62m at maximum depth. It will have a flat roof with roof lantern and bi fold doors leading to the rear garden and will be constructed with a red multi brick finish.

The proposed garage will increase the footprint of the existing garage from 5.59m to 6.39m in length, 2.93m to 4.74m in width and from 2.24m to 3m in height. There will be an up and over segmental garage door to the north elevation and bi-fold doors leading to the rear garden to the west elevation. The garage will have a flat roof and be constructed with a red multi brick finish.

The host dwelling has an existing depth of 6.25m. The single storey extension and garage combined would measure approx. 10.3m in depth. Therefore, the proposal would have a depth of 4.05m greater than the host dwelling.

The host dwelling, has a footprint of 48.38m² and the proposed single storey extension and garage would have a combined footprint of 55.43m². It would therefore have a footprint 7.05m² greater than the host dwelling and would extend almost the full length of the garden along the northern boundary.

Due to its footprint and depth, the proposal would be an overly dominant addition which would not be subservient to the scale of the host dwelling or garden.

Whilst there are existing rear extensions to the neighbouring properties in the terrace, these maintain the uniform gap between the garage and the dwelling, as shown in the Google Earth image below:



The proposal does not respect this existing spatial layout. Furthermore, the proposed rear extension being attached to the garage ultimately gives the appearance of a much larger dwelling. This is accentuated by the proposed bi-fold doors to the west elevation of the garage leading to the rear garden. These create the appearance of the garage forming a habitable a continuation of the proposed rear extension.

It is considered that that the proposed single storey extension and garage by virtue of its scale particularly in terms of its footprint and its design would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling and surrounding properties. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The property would appear to have three bedrooms. SPG2 states that for properties with three bedrooms there should be a minimum of 60 sq. m and 10m rear garden depth. The property, post development, would have an area of 80.38 sq. m and a maximum depth of 13.06m and would therefore retain the minimum garden requirements under SPG2.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Although large in footprint, the extension would be 3.16m (max) in height adjacent to the boundary with 80 Wilberforce Way. The building would extend the full length of the garden adjacent to this boundary. However, due to the height and there being an existing rear extension and garage to 80 Wilberforce Way, it is not considered to result in a detrimental impact in terms of loss of outlook or overshadowing or overlooking.

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

Parking and Highways

The proposals does not increase the number of bedrooms at the property and there is sufficient off-road parking; therefore no objections are raised on highways grounds.

Conclusion

It is considered that that the proposed single storey extension and garage by virtue of its scale particularly in terms of its footprint and its design would be an overly dominant addition that would not be subservient and would be out of keeping with the scale, character and appearance of the host dwelling and surrounding properties. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

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:	7 th March 2023	Dated:	7th March 2023