



Delegated Report

Householder Planning Application

Planning Application No: 20240715

Location: 5 Ryecroft Gravesend Kent DA12 4QQ

Description: Erection of a first floor side extension over garage.

Applicant: Mr Michael Crabb

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. P-01 Rev C – Site Plan & Block Plan;
Drawing No. P-02 Rev B – Existing & Proposed Plans; and
Drawing No. P-03 Rev B – Existing & Proposed Elevations & Sections.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240455	Erection of a first floor side/rear extension over garage with roof light.	Refused	15.07.2024
20130797	Erection of single storey rear extension to form a wc and enlarged kitchen/diner; rebuilding of existing conservatory to form a garden room and conversion of rear part of integral garage into a store room.	Permission	25.10.2013
19870788	Erection of 113 no two storey dwellings 24 no bungalows and 12 no chalet bungalows with associated garaging and laying out of an access road Via Michael Gardens and estate roads	Permission	06.12.1988
19860691	Outline application for residential development with access via Michael Gardens	Permission	21.10.1986
19860690	Outline application for residential development with access via Michael Gardens	Permission	21.10.1986
19560212	Development of land for residential purposes	Refused	10.10.1956

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)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Design for Gravesham – Design Code (2024).

Consultations, Publicity and Representations

Shorne Parish Council

This is a re-application following the refusal of application Ref 20240455.

As previously, the Parish Council has no objection in principle to the proposal.

The design has been improved by having a tiled pitched roof and being set back and subsidiary at the front.

It might be preferable for the extension to also be subsidiary at the rear by being similarly set back, however that is not the situation in the example location (for which we could not find record of a planning permission being granted) at No.9 Michael Gardens that was provided to the applicant by GBC.

Neighbouring properties

Four surrounding properties were consulted with an overall expiry date of 27th August 2024. No comments have been received.

Officer's Analysis

Background

A previous application (App. Ref. 20240455) for a similar development was submitted and refused on 15.07.2024 for the following reason:

1. Due to an unsympathetic roof design and excessive projection to the rear, the proposed first floor extension would fail to respect the character and appearance of the existing dwelling and the wider locality. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

This current application seeks to address the reason for refusal.

Site Description and Proposal

The application property is a two storey pitch roof link detached property, set in a residential cul-de-sac, located within the urban area of Gravesend.

The proposal is for a first floor side extension over the existing garage. The development would result in one additional bedroom, increasing the property from a three bedroom to a four bedroom dwelling.

Proposed Elevations



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The first floor side extension would be set back from the principle front elevation by 2.95m and set down from the main roof ridge by 900mm. This, together with the pitch roof which lies at the same angle as the host property would result in a form of development that is both subservient and sympathetic of the host dwelling. The set back nature of the extension would avoid any form of terracing if the adjacent dwelling, No. 6 Ryecroft were to apply for a similar development.

The previously refused application was a first floor side and rear extension that had a fake pitch to the front and a large expanse of flat roof to the side and rear. This resulted in a form of development that was unsympathetic in design and had an excessive projection to the rear.

The reduction in depth of the extension so that it remains in line with the original rear elevation and the pitch roof design has resulted in a development that is both subservient and respectful to the host dwelling. It is therefore considered that the current application has addressed the previous reason for refusal and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), Section 12 of the National Planning Policy Framework (2023) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, inter alia, provide "a high standard of amenity for existing and future users". In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to "safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land".

Occupier Amenity

The proposed bedroom would meet the minimum standards for a double bedroom with access to a good level of natural light and outlook.

Privacy

Windows are proposed in the front (north-east) and rear (south-west) elevations of the proposed extension. Their main aspect would be towards the highway to the front of the dwelling and the garden to the rear. As such, there would be no window-to-window overlooking or a loss of privacy to neighbouring private amenity areas.

Sunlight/daylight/outlook

The dwelling at No. 6 Ryecroft lies immediately to the north of the proposed extension. Due to the scale and design of the development and its orientation in relation to this neighbouring property, it is unlikely that there would be an undue loss of sunlight/daylight or outlook.

The development would therefore be in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

Although this proposal would increase the number of bedrooms within the property from three to four, there is sufficient room within the curtilage of the site to ensure that satisfactory levels of on-site parking would be provided.

Conclusion

The current application has been designed to have a subservient and respectful appearance to the main dwelling, being set back from the principle elevation, set down from the main ridge and with a pitch roof to match the existing, which has overcome the previous reasons for refusal. The proposal would not result in a detrimental impact on neighbour amenity or highways. The development is in accordance with both local and national planning policy and is recommended for approval.

Recommendation

Permission.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	26th September 2024	Dated:	27th September 2024