

Delegated Report

Householder Planning Application

Planning Application No: 20220710

Location: 78 Codrington Crescent Gravesend Kent DA12 5DD

Description: Replacement garage and porch to front of dwelling house with new garden room/games room to the rear.

Applicant: Mr Nik Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Location Plan, drawing no. PHA-PLA-001;
- Existing Floor Plans, drawing no. PHA-PLA-002;
- Existing Elevations, drawing no. PHA-PL-003;
- Proposed Floor Plans, drawing no. PHA-PLA-004
- Proposed Elevations, drawing no. PHA-PL-005;
- Block Plan, drawing no. PHA-PL-007.

Relevant Planning History

No relevant planning history.

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

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

The application has been advertised by way of individual neighbour letters with a consultation expiry date of 05.08.2022.

A site notice was posted near the site and the application was also advertised within the Local Press as affecting a Public Right of Way. No letters of representations have been received.

Local Ward Councillors were also consulted and no responses were received.

The date of overall expiry for consultation responses to be received was 5th August 2022.

KCC Public Rights of Way

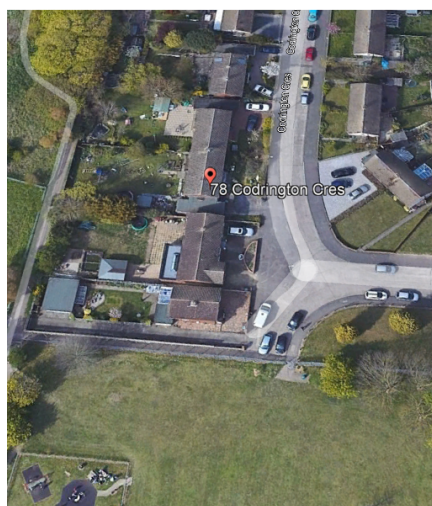
Advisory comments.

Officer's Analysis

Site Description and Principle of Development

The application site is situated within a residential area in Singlewell, north of Hever Farm Recreation area. West and north west of the site, to the rear, lies Greenways Aces Football Club.

The dwelling is a two-storey semi-detached property with an adjoining double garage to the southern flank wall. The property is situated on the western side of Codrington Crescent and the application site has access to the recreational park to the south of the site. An extract from Google Earth showing the site's location in relation to the park to the site.



The immediate locality is primarily made up of semi-detached properties, while the character of the western side of the road slightly differs to the east, in that the dwellings to the south of the application site are detached dwellings.

Proposal

The application seeks permission for a front porch extension which extends beyond the flank wall to adjoin the attached garage. The existing garage adjoining the host property to the southern flank wall will be replaced, with a new garage and extended beyond the rear wall of the dwelling. The proposed development would accommodate a replacement garage, utility room and a garden/games room to the rear, along the shared boundary with no. 80 Codrington Crescent.

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Front porches do not appear to be characteristic of the dwellings on the western side Codrington Crescent or on the eastern side. The proposed front porch would be in a similar location to the existing front door and extend up to the flank wall. From the front elevation, the width of the dwelling would be approximately 11 metres. The width of the front porch would effectively be 7 metres in width and 1.58 metres in depth, but as the proposed front porch extends to the adjoining replacement garage, the front porch would have the appearance of a width of 11 metres.

Extracts of the front elevation plans are below;

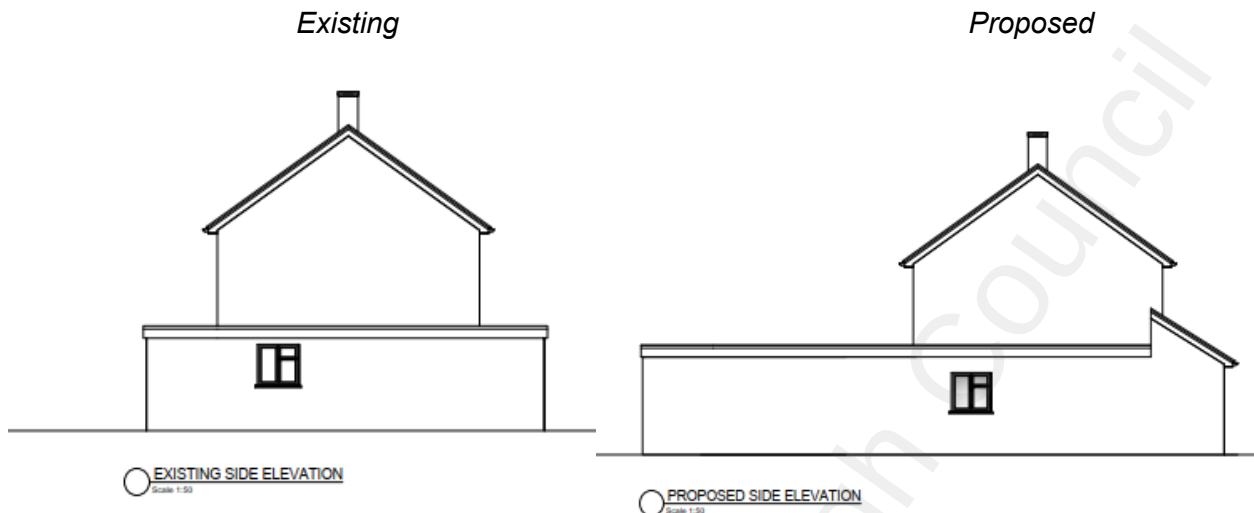


Evidently, by nature of the proposed width of the front porch being 7 metres and extending towards the adjoining garage the front porch would over dominate the front elevation and harm the existing character of the host property.

The proposed garage, adjoining the flank wall is to be replaced with another garage but will extend the development to the rear of the site. Effectively, the extension would be a new side extension that projects beyond the rear wall of the host property. As noted above, the front porch would adjoin with the proposed side extension/garage, and so the roof form for both would be a sloping roof to the front, while the rest of the side extension would have a flat roof to the rear. The overall roof form of the side extension would provide a false pitch roof, but this would have limited visibility from the street scene given the limited

spacing between the application site and no. 80 Codrington Crescent.

Extracts of the existing/proposed side elevations plans are below;



The host dwelling has a total depth of approximately 6.4 metres and the proposed depth of the side extension being approximately 7 metres beyond the rear wall. The total depth of the side addition is approximately 15 metres and, therefore, the proposed side extension with its rear projection is considered excessive, over dominant and incongruous addition to the flank elevation.

In light of the design concerns, the proposed development fails to comply with the requirements of saved policies CS19 of the Core Strategy 2014, and paragraphs 126 and 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Amenity of Future Occupiers

The internal layout of the site is of particular concern as the games/garden room would have limited daylight/sunlight save for the northern flank wall which would have large bi-folding doors with 5 individual doors facing the neighbouring site at no. 76 Codrington Crescent. As the windows are large and the proposed space is effectively for a use incidental to the host property, it is not considered the limited daylight would be harmful to existing or future occupants of the existing dwelling.

Neighbouring Amenity

Given the excessive depth of the side extension projecting 7 metres from the rear wall of the host property, this depth is also adjacent to the shared boundary with no. 80 Codrington Crescent. The properties along the western side of Codrington Crescent are gradually staggered at different depths from the adjacent highway. The neighbouring property at no. 80 is staggered slightly further forward of the application site and, therefore, the extended depth of the side/rear extension would become an overbearing development sited along the shared boundary.

While the side/rear extension would be approximately 10 metres from the boundary of no. 76, the position of the bi-folding doors would overlook into the neighbouring garden and potentially has views of the first floor windows to the rear elevation. It is considered the scale and the location of the windows would result in overlooking and loss of privacy to the neighbouring site at no. 76 Codrington Crescent and to the detriment of neighbouring amenity.

Therefore, the proposal will cause material harm to the amenity of neighbouring sites in terms of loss of light, outlook, privacy and sense of enclosure and contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Highways & Parking

The proposal includes the replacement of the existing garage, but will retain a depth of 5 metres and width of 3.7 metres.

No objections have been raised by the Highways Officer.

Conclusion & Recommendation

The proposal is considered to be unacceptable in terms of the design and the impact of the front extension on the application building and the character and appearance of the surrounding area. With regards to the side rear/extension, by virtue of the extended depth of the side extension there are concerns to residential amenity. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 126 and 130 of the NPPF 2021.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	17.08.2022	Signed:	<i>R Hart</i>
Dated:	17th August 2022	Dated:	19th August 2022