

Delegated Report

Householder Planning Application

Planning Application No: 20240231

Location: 76 Kitchener Avenue Gravesend Kent DA12 5JF

Description: Demolition of conservatory. Erection of a single storey and part two storey rear extension. Dormer window in the rear roof slope and 3 roof lights to the front. Conversion of the roof space into habitable rooms and hip to gable roof alterations.

Applicant: Mr Jamie Ademola Mokolade

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 11/03/2024;
Supplementary Information – CIL Additional Information;
Supplementary Information – Design and Access Statement;
Site Location Plan;
Drawing Number 100/002 (First Floor Plan – Existing);
Drawing Number 100/200 (Block Plans – Existing and Proposed);
Drawing Number 100/003 (Roof Plan – Existing);
Drawing Number 100/004 (Elevations – Existing);
Drawing Number 100/005 (Ground Floor Plan – Proposed);
Drawing Number 100/006 (First Floor Plan – Proposed);
Drawing Number 100/007 (Second Floor Plan – Proposed);
Drawing Number 100/008 (Roof Plan – Proposed);
Drawing Number 100/009 (Elevations – Proposed);
Drawing Number 100/010 (Section AA – Proposed); and
Drawing Number 100/001 (Ground Floor Plan – Existing).

Relevant Planning History

No relevant history

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 (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;
- 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

Ward Councillors – No comments received

Neighbouring properties

5 surrounding properties were consulted and one response was received. The following concerns were raised and will be addressed within the report:

- Impact on overshadowing and light to neighbouring properties
- Impact on the host dwelling
- Impact on the existing street scene

Concerns were also raised with:

- Damage to boundaries

However, this is not considered to be a material planning concern and will not be addressed within the following report.

The consultation period ended on 10th April 2024.

Officer's Analysis

Design, Character and Appearance

76 Kitchener Avenue is a two storey end of terrace dwellinghouse located on the Western side of the highway. The Avenue slopes gently downwards in a northern direction. The property has previously been extended with a conservatory to the rear, which will be demolished as part of the submitted application.



The application proposes the erection of a single storey and part two storey rear extension. Dormer window in the rear roof slope and 3 roof lights to the front. Conversion of the roof space into habitable rooms and hip to gable roof alterations.

Neighbours raised concerns with the impact the proposal would have on the host dwelling, which is assessed as below:

Part Single Storey and Part Two Storey Rear Extension

The single storey rear extension which will replace the existing conservatory. The extension will have a flat roof at a height of 2.73m. It will extend beyond the rear wall by 6m and have a width of 6.65m. The extension will create space for an extended kitchen and dining area. There will be bifold doors and a window to the rear elevation. It is replacing an existing conservatory and single storey rear projection.

The part first floor rear extension will have a pitched roof at an eaves height of 4.98m and a maximum height of 6.82m. It will extend beyond the rear wall by 4m and have a width of 4.09m. The extension will create space for a larger third bedroom, with a window to the rear elevation.

The single storey and part two storey rear extension will be constructed with a painted render finish and Upvc doors to match existing windows.

The single storey and part two storey rear extension hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Rear Dormer with Roof Lights to Front Roof Slope and Hip to Gable Alterations

The application also proposes the erection of a dormer in the rear roof slope with roof lights to the front roof slope and hip to gable alterations.

The proposed dormer measures 2.29m in height, has a width of 6m and projects a maximum of 2.6m from the rear roof slope. The dormer is set in by 0.26m from the adjoining neighbouring boundary and 0.38m from the opposite boundary.

The dormer will make space for a fourth bedroom with a shower and w.c. There will be two windows to the rear elevation serving each room. The window serving the shower room will be conditioned to be obscure glazed to Pilkington Level 3 or above. The dormer will be constructed using matching materials to the main dwelling.

Neighbours raised concerns with the impact the proposal may have on the existing street scene. Whilst it is considered that the hip to gable roof alterations could possibly upset the symmetry of the terrace, the property benefits from full permitted development rights under which such alterations could be made and therefore it would be unreasonable to refuse the application on these grounds. Furthermore, the dormer and the extensions are proposed to the rear of the property, would not be highly visible from a public vantage point and would therefore have no detrimental impact on the existing street scene.

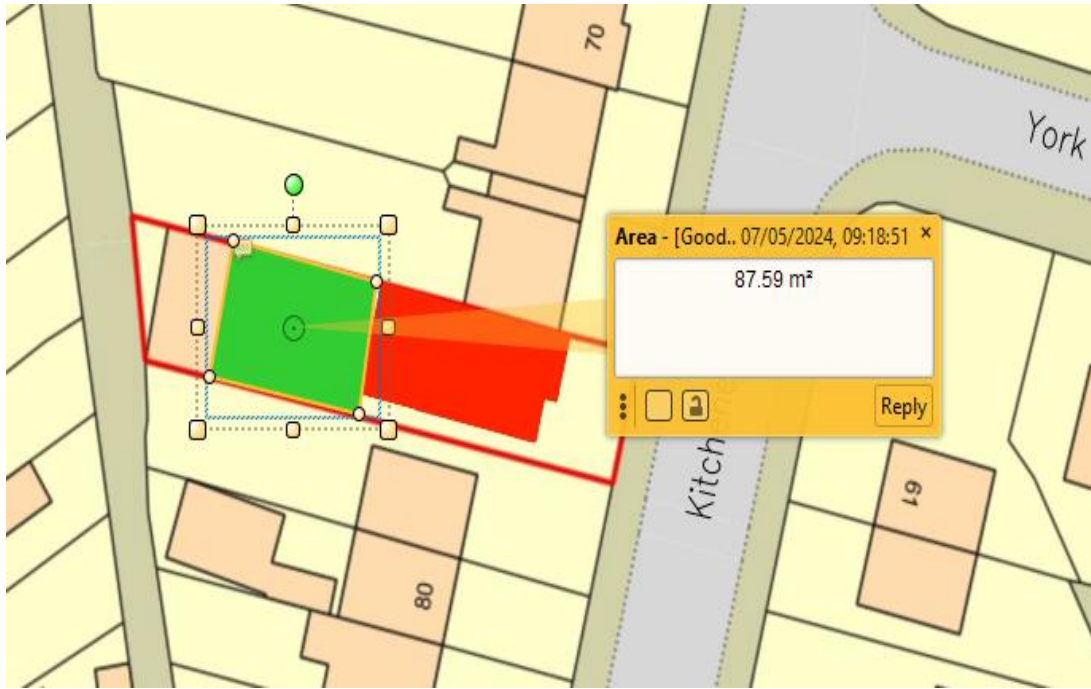
As such, it is considered that the dormer with hip to gable roof extension is not excessive in size and does not dominate the rear roof slope and will be constructed using appropriate materials and therefore, no objections are raised and the proposed dormer is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, the proposal is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application proposes an increase in bedrooms at the property from three to four. Gravesham's RLG states that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has a useable area of 87.59 sqm and therefore measures slightly below the recommended guidelines.



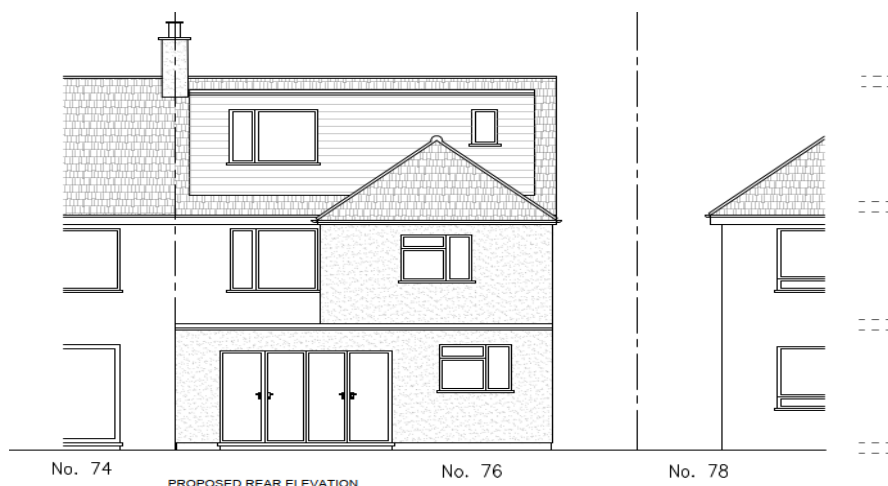
Whilst the remaining garden area is below the recommended size, this is considered to be minimal and as such it would be unreasonable to refuse the application on these grounds. There are also a number of public open spaces in walking distance.

As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

Neighbours raised concerns with overshadowing and loss of light.

76 Kitchener Avenue is an end of terraced property with only one adjoining neighbour, no.74. The part first floor extension is set away from this property by 2.55m and the single storey element of the proposal which is situated on the boundary of this property is considered to be of a modest height which will not detrimentally effect neighbouring properties. The proposal accords with the 45 degree rule.



The host dwelling is also set away from neighbour known as 78 Kitchener Avenue and as such the proposal raises no concerns with overshadowing or loss of light. The concerns of the neighbour are noted, but due to the distance between the properties, it is considered an impact will be minimal.

There are no proposed windows to the flank elevations so the proposal will not have a detrimental effect on the privacy of neighbouring properties.

The proposal introduces habitable windows to the first floor and rear dormer, however, due to the orientation and distance from neighbouring properties, there are no concerns raised with impact on neighbouring privacy.

As such, the proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

It is noted that there is a dropped kerb to the frontage of the property but no parking provision within the curtilage.

The application increases the number of bedrooms at the property from three to four. As such, the parking requirements at the property would increase from 1.5 spaces to 2 spaces. Whilst there is no parking provision at the site for a 4 bedroom property, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	7th May 2024	Dated:	07 May 2024