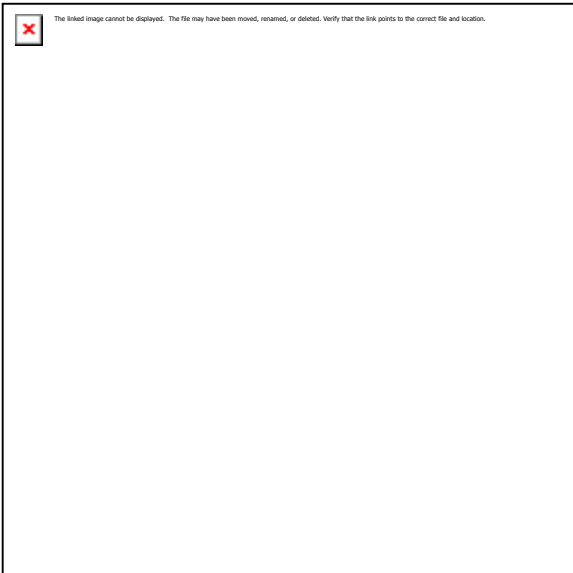




Delegated Report

Householder Planning Application

Planning Application No: 20220819

Location: 10 Westwood Gravesend Kent DA11 7EX

Description: Erection of a two storey front extension

Applicant: Mr S. Poonia

Site Visit Date: 14 September 2022

Submitted Documents/Plans

- Application form;
- OS Site Location Plan;
- Existing & Proposed Block Plan;
- Drawing no. 22/06/03 01 – Existing Floor Plans and Elevations; and
- Drawing no. 22/06/03 02 – Proposed Floor Plans and Elevations.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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

GBC Highways Officer

This proposal does not have any highway implications, no objections.

Neighbouring properties

6 surrounding properties were consulted plus site notice with an overall consultation expiry date of 28 August – no responses received.

Officer's Analysis

Procedural Matter

It is noted that there is a window shown in the front elevation of the proposed extension which is not shown on the floor plan. Had the application been supported the applicant would have been asked to correct this but given that the proposal is not to be supported the Local Planning Authority have not requested this correction.

Site Description

The application site consists of a two storey detached dwelling situated in the urban area and in an Area of Archaeological Potential. The property has been extended with a single storey rear extension and has a detached garage.

Design, Character and Appearance

The application site consists of a two storey detached dwelling on the western side of Westwood at its southern end. The property is part of a new estate built on former school playing fields which is accessed from Singlewell Road overall and consists of a crescent shaped development with several roads leading off

of this, of which Westwood is one. The first three properties on the western side of Westwood (nos. 2, 4 & 6) are set at an angle to the road and no. 8 to the north of the application faces directly towards the road as does the application property. No. 10 the application property is however set back from no. 8.

The property has a two storey gable feature on the front of the dwelling as do the majority of the other properties in Westwood. The gable feature on the application property measures 2m in depth and 3.5m in width. There do not appear to be any other two storey gable features along the street which are deeper than 2m. The proposal is to erect a two storey front extension on this and to extend the gable by a further 3m which would mean it would have an overall depth of 5m. This would create a bedroom with en-suite at ground floor and an extended bedroom at first floor.

From looking at the character of the area it is clear that the front gable features are a characteristic of properties in the streetscene. However, the overall depth of the two storey gable feature at 5m would be excessive and much deeper than any of the other two storey front gable features in the street. It would represent a dominant and imposing addition that would fail to appear as a subordinate extension to the existing dwelling. It would be distinctly at odds with the prevailing uniformity within the immediate locality whereby any gable features are generally no greater than 2m in depth. The host dwelling was specifically designed as being set back from the street frontage and the proposal would lose this set back completely by bringing the property in line with its neighbour to the north resulting in a visually discordant feature at odds with the planned design of the estate. Furthermore the existing gable feature has two windows in its front elevation which breaks up the front wall of this feature but in the extension there would just be a very small window up high in the actual gable meaning the front wall of the extension would mostly just be a blank wall which would further lead to the dominance of the extension and prevent a very blank façade to the street frontage which would not be acceptable.

A further matter is that should this application be permitted it would make it harder for the Council to resist other such proposals for two storey extensions to the two storey front gable features and over time such developments would harm the character of the area.

It is noted that permission was given for a two storey front extension at no. 13 under ref. 20220414 but this was a very modest depth indeed at only 900mm in depth and is therefore not considered comparable or provide justification for this example.

Overall therefore in respect of design, character and appearance the proposal is considered to be contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2021).

Amenity of Occupiers

The property would appear to have five bedrooms (floor plans of the whole house have not been submitted but from the original approval it appears this house would have been permitted with five bedrooms). The proposal would potentially add a sixth bedroom as a new bedroom is shown on the proposed ground floor plan. The garden area would still well exceed the minimum standards as set out in SP2 as it would be 385 sq. m and the rear garden depth of 12m would be unchanged. The new bedroom at ground floor would be 12.1 sq. m and the extended bedroom at first floor would be 15 sq. m therefore both meeting the minimum standard for a double bedroom as set out in the Technical Housing Standards. As such in respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the siting of the extension and the fact that the neighbour to the north, no. 8, is set further forward than the application dwelling and the front wall of the extension would be built in line with the front wall of no. 8, there would be no impact on no. 8 with regards overshadowing or loss of light. There are no windows proposed in the north flank elevation therefore no issues regarding overlooking. There is no neighbour to the south therefore the proposed windows in the south flank elevation of the extension would cause no overlooking issues. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The property has a detached garage and drive in front with space for approx.. 4 vehicles, this would meet the requirements for properties with four or more dwellings (3 spaces). In this respect the proposal is considered compliant with saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed extension by virtue of its siting, scale and design would constitute a dominant and imposing addition which would not be subservient to the host dwelling and would be a discordant addition at odds with the character of the surrounding area. As such this proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2021).

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	16th September 2022	Dated:	16 September 2022