



Delegated Report

Householder Planning Application

Planning Application No: 20220969

Location: 8 Northumberland Road Istead Rise Gravesend Kent

Description: Erection of a part two storey, part first floor side and rear dormer extension.

Applicant: Mrs Cheryl Marsh

Site Visit Date: 18/10/2022

Submitted Documents/Plans

- Application Form
- Drawing No D-05 (Block Plans)
- Drawing No D-01 (Existing Plans, Elevations and OS Map)
- Drawing No D-02 (Proposed Plans, Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19990406	Erection of single storey side and rear extension to form garage, utility room and kitchen/dining room, alterations to roof and conversion of roof space to form 2 no. bedrooms and bathroom.	Refused	06.12.1999
20000112	Erection of single storey side and rear extension to form garage, utility room, kitchen/dining room, construction of a dormer extension in the rear roof slope and a dormer window in the front roof slope and conversion of the roof space into two bedrooms and a bathroom.	Refused	17.05.2000

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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

“There is adequate parking on the front drive I have no objections”

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 18.10.2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a part two storey, part first floor side and rear dormer extension.

The first element of the proposal will seek the erection of a first floor side extension over the existing garage, the proposal will see the first floor extension retaining the existing roof profile with a gable end. At ground floor level the garage will be retained, however there will be a small two storey element to the rear which will see the creation of a utility at ground floor level at the rear and at first floor there will be an ensuite bedroom. In the front elevation at first floor level there will be a roof light to serve the cupboard and to the rear there will be a window which will serve the bedroom.

To the rear the dormer will be extended in width from 6.2m to 8.9m. The dormer will extend onto the two storey rear extension.

Existing Plans

Proposed Plans



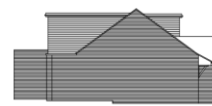
West Elevation



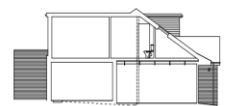
South Elevation



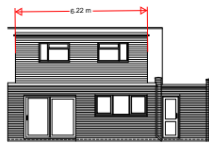
West Elevation



South Elevation



Section



East Elevation



East Elevation

Materials:

Tile hanging to bay window on rear elevation to match existing

Facing brick external walls to match existing

Interlocking concrete roof tiles to match existing



Ground Floor



First Floor



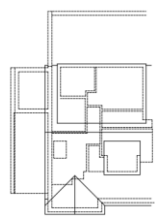
Roof Plan



Ground Floor



First Floor



Roof Plan

Character and Appearance

The application site is a semi detached bungalow in use as a single family dwelling. The site has been previously extended to include a hip to gable enlargement and a rear dormer and a 3.68m single storey rear extension. There is also a large raised platform and outbuilding on the site.



The extensions have been completed without the benefit of planning permission, and whilst some may be considered permitted development others would require planning consent, however given the duration since the extensions have been built, these would not be immune from enforcement action.



Google Image from 2015

It was also noted during the officer visit that there was an air-conditioning unit installed which doesn't appear to benefit from planning consent. This has been highlighted in the image above. It is not clear how long this has been in place in which case it may require planning consent.

SPD4 - Householder Extensions/Alterations Design Guide (2021) states that extensions should appear subservient to the host dwelling and be of an appropriate scale. The proposed first floor side and two storey extension will see a continuation of the existing roof ridge and will not be set back from the front elevation. Furthermore the extensions will make the site appear over developed and introduce an unacceptable level of bulk and massing.

The extension will also result in a significant reduction in the gap between the neighbouring property and result in a terracing effect. A reduction in the size of the gap will also harm the character and appearance of the streetscape which is characterised by semi detached bungalows. Furthermore the site is at the beginning of the main entrance to Northumberland Road which makes it a prominent property.



The proposed rear dormer will not maintain the eaves of the host dwelling and will extend onto the side extension. This will have a harmful and overdeveloped impact on the roof which has already been extended. The dormer will also increase the bulk and massing and appear as an unneighbourly extension due to its prominence and proximity to the neighbouring property. Furthermore there is also a window in the flank elevation which faces in the direction of the application property, the impact on this window will be assessed in the neighbouring amenity section.

The proposal, by virtue of the cumulative forms of development, would result in unacceptable harm to the

character and appearance of the original dwelling and streetscape and when combined with the scale and design of the development would result in the introduction of a prominent two storey side extension that would appear as an incongruous form of development that would diminish the open character and appearance of the site. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 that requires new development to take into account the existing character of the area and paragraph 130 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development the site would have a garden area of approx 63sqm and a bedroom which would measure approx 13sqm (excluding the cupboard). The number of bedrooms would increase from two to three. The site therefore would result in adequate amenity space post development.

Neighbouring Amenity

In terms of light outlook and privacy, the proposal will not have any material impact on the adjoining semi detached bungalow known as No.10 Northumberland Road.

The proposal is not liable to result in any material harm in terms of loss of light or privacy as there are no windows proposed in the flank elevation however the dormer will be moved closer to the boundary and could give a perception of overlooking, however this is not something which would warrant a refusal. Due to the path of the sun, the proposal will not inhibit light levels. However there is window positioned in the flank elevation of No. 6 which most likely serves an ensuite or a staircase, this window may suffer from some loss of outlook but again a refusal on this basis is not likely to be sustainable at appeal level.

Parking and Highways

The application site has sufficient off road parking to the front of the property and so there are no concerns with regards to parking.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal, by virtue of the cumulative forms of development, would result in unacceptable harm to the character and appearance of the original dwelling and streetscape and when combined with the scale and design of the development would result in the introduction of a prominent two storey side extension that would appear as an incongruous form of development that would diminish the open character and appearance of the site. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 that requires new development to take into account the existing character of the area and paragraph 130 of the National Planning Policy Framework (2021).

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14 th November 2022	Dated:	16th November 2022

Gravesham Borough Council