



Delegated Report

Householder Planning Application

Planning Application No: 20220917

Location: 6 Tamesis Strand Gravesend Kent DA12 4QU

Description: Erection of a two storey front extension.

Applicant: Mr Paul Coaker

Site Visit Date: 08.09.22

Preliminary Matters

The agent was emailed on 30.09.22 in order to give the opportunity to amend the plans to:

- Step the proposed extension away from the two storey bay window to allow a sufficient gap between it and the proposed extension
- Alter the window design to be more sympathetic to the existing top hung windows
- Soften the appearance of the extension with matching tiling

The agent provided a revised plan on 03.10.22 with an annotation to confirm the windows will match the existing and an alteration to the material detailing to ensure the character of the main dwelling is replicated on the extension.

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received 23.08.22);
Block Plan – Proposed (received 23.08.22);
Site Location Plan (received 23.08.22);
Drawing No. 22/06/01 – 01 – Floor Plans and Elevations – Existing; and
Drawing No. 22/06/01 – 02 – REVISED Floor Plans and Elevations – Proposed.

Superseded

~~Drawing No. 22/06/01 – 02 – Floor Plans and Elevations – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957
TH/6/54/91 (19540111)	Composite development of land	No Decision Notice	05.06.1957

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

- SPG2 - 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

Local Ward Councillors

No comments.

GBC Highways Officer

This proposal gives concerns, as it potentially restricts the potential to park adjacent to the front garden and gain access to the vehicle.

The evidence on Google Street View gives the following images;



October 2008

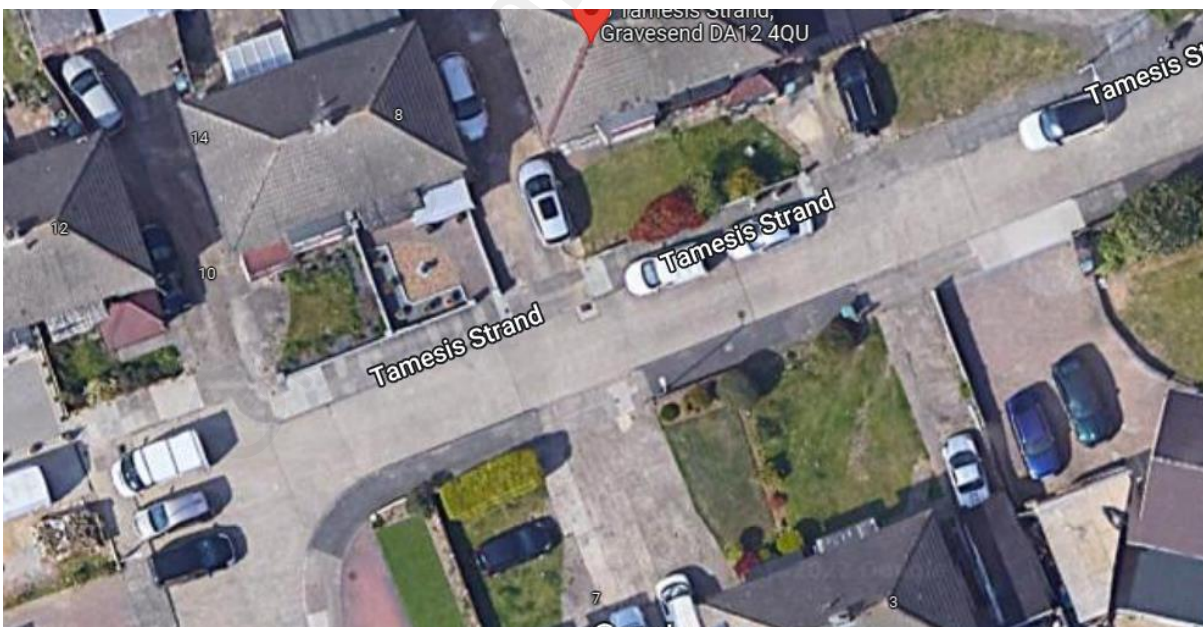


April 2012



May 2018

In all the images, the front doors of the vehicles are parked adjacent to the garden presumably to facilitate access. In addition, neighbours have to stagger their cars to ensure that there is a pedestrian access to their vehicle.



The satellite view and 2012 and 2018 images also show pavement parking to the detriment of pedestrians.



April 2012

May 2018

Whilst the current householder may be able to park close to the building, this may not necessarily apply to future occupiers and there appears to be a general trend of cars getting slightly wider as new models are released.

There are also issues on pedestrian access to the new front door, if a vehicle is parked on the drive then any pedestrian will have to walk on the neighbours drive to get access to the house and they may or may not have the necessary rights to do this. This would then require the car parking in the front garden to be displaced to permit access.

Given the information supplied I would recommend refusal as any displacement of car parking to the public highway will be detrimental to pedestrian traffic. Below is an extract the Governments consultation Pavement Parking: options for change, which has now closed. It highlights the issues related to pavement parking and development should not, in my opinion aggravate an existing situation.

Many towns and cities were not designed to accommodate today's high traffic levels; and at some locations, especially in residential areas with narrow roads and no driveways, the pavement is the only place to park without obstructing the carriageway. However, irrespective of whether pavement parking is deemed necessary, there are inherent dangers for all pedestrians; being forced onto the carriageway and into the flow of traffic. This is particularly difficult for people with sight or mobility impairments, and those with prams or buggies. While resulting damage to the pavement and verges is, uppermost, a trip hazard, maintenance and personal injury claims are also a cost to local authorities.

<https://www.gov.uk/government/consultations/managing-pavement-parking/pavement-parking-options-for-change>

Neighbouring properties

6 surrounding properties were consulted and no responses were received. The overall consultation period expired on 22.09.22.

Officer's Analysis

6 Tamesis Strand is a two storey semi-detached property located to the north of the highway.

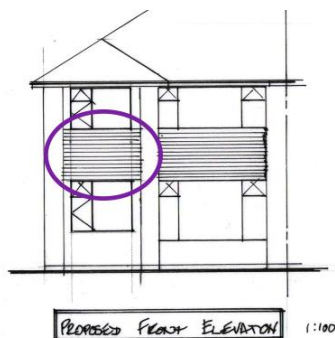


This application proposes the erection of a two storey front extension with relocation of the front door to the side elevation.

Design, Character and Appearance

The extension would create space for an office at ground floor level, a larger single bedroom at first floor level and the front door would be relocated to the side elevation. The front elevation of the existing house is staggered, therefore the extension will have a maximum depth of 2.46m (2.78m including roof overhang), a width of 2.81m and height of 5.65m. The extension is set down from the main roof and reflects the existing roof form, however the extension would subsume the bay window by building right up to the bay, which is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021). As aforementioned in this report, this issue was raised with the agent, and it was requested that consideration would be made to include a gap. However, the agent and applicant declined to amend this on the plan. Although it is considered that leaving a gap would create a more aesthetically pleasing extension, on balance the proposal is considered acceptable.

Proposed external materials for the extension include brickwork, roof tiles and UPVC windows and doors to match the existing. The proposed material for the centre of the extension (as per plan below) is described 'as the' existing or tile cladding. It is considered the existing tiling is more in keeping with the dominant material palette of the local area, and therefore the decision can include a condition to ensure the materials will match.



Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out expected room sizes and garden area post development. The proposed extension would provide sufficient space for a single bedroom and the office is considered acceptable. The private garden area is not affected.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

There is over 21.00m between the new development and the property opposite (No. 5). In addition, it is noted the extension is not a full width extension, there is a gap between No.6 and No.8 and No.8 has an existing single storey porch/front extension. Furthermore, no new windows or doors are proposed in the flank elevations of the extension. The new door in the side elevation will serve the hallway and will not directly face any window/door of No.8. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

Gravesham's Highways Officer raised concerns regarding the proposal as it restricts the potential to park adjacent to the front garden and gain access to the vehicle. In addition, any displacement of car parking to the public highway will be detrimental to pedestrian traffic. Notwithstanding the highways officers' comments, it is noted that both No.6 and No.8 have existing garages on site and there may be sufficient space further back along the drive in order to stagger vehicles if this is required. As such, it is considered the proposal has no conflict with national and local planning policies and therefore a condition relating to a parking plan is not required.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development will be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed two storey extension is considered subservient to the main dwelling and the external materials will be conditioned to match the existing. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	10th September 2022	Dated:	10th October 2022

Gravesham Borough Council