



Delegated Report

Application No:	20220584
Location:	29C Damigos Road, Gravesend DA12 2LR
Description:	Erection of single storey rear extension, two storey side extension together with loft conversion erection of dormer to the rear roof and roof lights to the front roof.
Applicant:	Ms Dorcas Latinwo
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form
Site location plan
Drawing no. 2022/02/04 (existing elevations)
Drawing no. 2022/02/01 (existing floor plans)
Drawing no. 2022/02/10 (block plan)
Drawing no. 2022/02/02 (proposed floor plans)
Drawing no. 2022/02/03 (proposed floor plans)
Drawing no. 2022/02/05 (proposed elevations)
Drawing no. 2022/02/06 (roof plans)

Relevant Planning History

20210721	Conversion of detached garage into home office ancillary to main dwelling house.	Permitted	19.07.2021
20210330	Conversion of detached double garage into granny annexe ancillary to main dwelling house.	Refused	11.05.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Highways Officer

Certain details are missing from this application, but from what I can surmise, the dwelling is currently a 4 bedroom property with a double garage and parking in front of those garages giving four space in total. The garage may also give some potential for the storage of cycles.

The increase in bedrooms does not increase the need to provide car parking, but there is a requirement under SPG4 to provide two extra cycle parking spaces. (one per bedroom).

Looking at the Google Street View images for 2012 and 2018, it appears on occasions that car parking occurs on the front garden, although it is hard paved, the images do not show any carriage crossover provision and just a tactile dropped kerb for pedestrians, which will not have been strengthened to accommodate a vehicle. Due to the proximity of the junction, the provision of pedestrian crossing facilities, restricted sight lines into Marsh View and the lack of a carriage crossover, (not checked by site visit), as part of the development a front boundary treatment should be installed and protected by condition to ensure the front garden cannot be parked on, in the interests of road safety. It is for the driver to find a safe parking area that does not conflict with the requirements/guidance of the Highway Code.

Whilst, there should be adequate car parking with the drive and the garage, the applicant should confirm this by a plan and a condition imposed to protect its future use, it being common practice for garages being used for other purposes



Google Street View May 2018



Google Street View April 2012

Neighbouring properties

The application has been advertised by individual letters to six neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks permission for the erection of single storey rear extension, two storey side extension together with loft conversion erection of dormer to the rear roof and roof lights to the front roof.

The proposed single storey rear extension will project approx. 4m to the rear and will extend the full width of the property. It will be approx. 2.6m high with a flat roof and will provide for a new bedroom, study, office and bathroom. The proposed two storey side extension will project approx. 4.4m to the side and will be approx. 7m deep. It will be set back from the front elevation by approx. 1m and will be approx. 7.2m high with a pitched roof to match the existing. It will provide for two additional bedrooms. The proposed dormer window will be approx. 3.3m deep, 5.9m wide and 2.2m high. It will provide for two loft rooms and a bathroom.

Character and Appearance

The application site is located within a housing estate of late 20th century houses. Most are detached and two storey. They differ in design but tend to have garaging and off road parking to the front.

The application site is a detached two storey dwelling on a corner location. There is a garage to the rear with parking in front for two cars. This garage has permission to be converted into a home office. Generally the development is spacious with open planned front gardens and sweeping corners.

The proposed extension will result in built form at two storey hard against the footpath on a prominent corner location. The resulting flank wall will be stark and dominant within the street scene resulting in an overbearing development when seen from the side and approaching from the rear. Whilst it is appreciated that the roof height of the extension is less than the main house and set back from the front elevation, the proposals will still appear dominant. The hard paved front garden already creates a harsh form of development on this prominent corner due to the lack of soft landscaping and the addition of built form up the boundary will compound that. The extensions, combined with the large dormer to the rear, will result in the overdevelopment of the site to the detriment of the character and appearance of the area.

The proposed two storey side extension, together with the rear extension and large dormer, will

result in a dominant form of development built hard up to the footpath which will be prominent and overbearing located on this corner position and is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 which seeks to ensure new development is visually attractive within the local character.

Amenity of Future Occupiers

The remaining garden will be approx. 63sqm. The adopted residential standards require a garden size of 100sqm and 10m depth for a 4 or more bedroom property. The proposed garden space falls significantly short of this figure at approx. 63sqm and 9m in depth and will result in a development that provides poor amenity for the residents of the dwelling.

Neighbouring Amenity

No 29b Damigos Road is located to the west of the application site and has a single storey rear extension. The proposed two storey side extension is to the other side and therefore will not impact on this dwelling. The proposed single storey extension, due to its height of approx. 2.6m, will not have a significant impact on this neighbour in terms of loss of outlook or privacy over and above the impact of the boundary treatment. Due to the height and the path of the sun there will be no loss of sunlight or daylight to this dwelling.

No. 16 Marsh View is located to the south of the application site. This property is perpendicular to the application site and has a two storey side extension and dormer window. The proposed single storey extension will not be readily visible to this dwelling and will have no impact on amenity. The proposed two storey side extension will introduce additional windows in the rear however these will overlook the flank wall and front garden of this dwelling and therefore will have no detrimental impact in terms of loss of amenity. The proposed dormer will introduce overlooking, however, there is already mutual overlooking at first floor, which is acceptable in urban areas, and the addition of a dormer will not significantly impact on that.

No windows are proposed in the eastern flank and therefore there will be no impact on the neighbours to the east in terms of loss of amenity.

The proposed extensions will result in a garden size that fails to safeguard the amenity of the future occupiers of the property and therefore are contrary to policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The property has a garage and two parking spaces in front. The garage has permission to be converted into an annexe ancillary to the main dwelling and therefore can no longer be considered for parking. The two spaces that remain are sufficient for the dwelling in its extended form and therefore no objection is raised. In the event of the application being allowed at appeal a condition is recommended that a plan showing storage for two additional cycles is submitted prior to the occupation of the extensions. An informative is recommended to remind the applicant that the front garden should not be used as a parking area as there is no dropped kerb to serve it.

Conclusion

The proposed two storey side extension, together with the rear extension and large dormer, will result in a dominant form of development built hard up to the footpath which will be prominent and overbearing located on this corner position and is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 which seeks to new development is visually attractive within the local character.

The proposed extensions will result in a garden size that fails to safeguard the amenity of the future occupiers of the property and therefore are contrary to policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Recommendation:

Refuse

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 20 July 2022	Dated: 20 July 2022