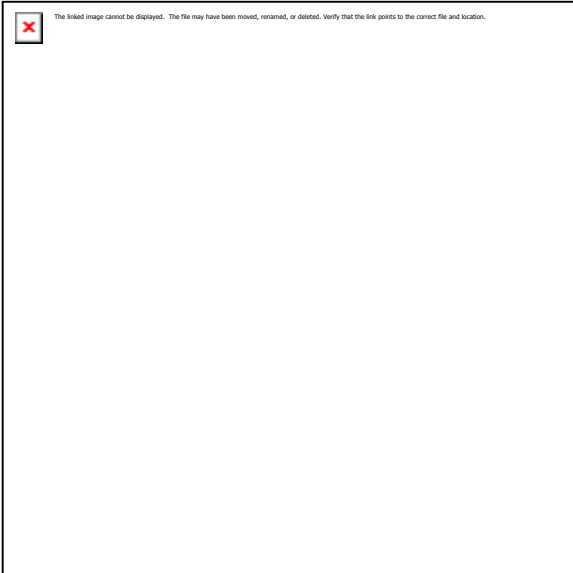




Delegated Report

Householder Planning Application

Planning Application No: 20220043

Location: 40 Milton Hall Road Gravesend Kent DA12 1QW

Description: Erection of a part single and part two storey side/rear extension.

Applicant: Mr & Mrs Bola

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form;
- Covering Letter; and
- Drawing No: BA-21-09-01 Revision 02 – Existing and Proposed Layout Plans with Elevations and Block Plans & Site Location Plan.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20211340	Erection of a part single, part two storey side and rear extension.	Refused	15.12.2021
20210438	Erection of a part single, part two storey side and rear extension.	Refused	15.06.2021
20210444	Application for Lawful Development Certificate for proposed loft conversion with hip to gable roof extension and dormer window to rear elevation	Certificate Granted	02.06.2021
19790484	Erection of single storey extension to form enlarged dining room at the rear	Permission	24.07.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

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 9 – Promoting sustainable transport
- 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)
- Technical Housing Standards – Nationally Described Space Standards (March 2015) (NDSS)
- Housing Standards Policy Statement (1st October 2015)

Consultations, Publicity and Representations

GBC – Highways Officer

I have no highway objections the site has more than adequate car parking and it is not encroached on as part of this proposal.

Neighbouring properties

The application was advertised by way of letter to seven surrounding properties with an overall consultation expiry date of 9th February 2022. No representations have been received.

Analysis

Background and Procedural Matters

As the planning history shows, the hip to gable and rear dormer was granted a lawful development

certificate in June 2021 (Ref. 20210444), and it is considered that these works can be carried out independently of the proposal.

In December 2021 a similar application (Ref. 20211340) was refused for the following reason;

- 1. The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations Design Guide (2021).*

The current application seeks to overcome the reason for refusal by amending the flat roof and fake pitch design of the two storey rear extension to a dual-hip roof with central gully. The delegated officer report deemed the other elements of the proposal were acceptable.

Proposal

This application seeks permission for the construction of a part single and part two storey side and rear extension. The two storey side extension would project approx. 1.71m from the principle side elevation, 2.84m in depth, 5.7m to the eaves and 6.81m to the ridge with a hip roof. The extension will include a window in the front elevation at first floor level which will serve a bedroom. At ground floor level on the side elevation there will be a door to allow access out of a utility area.

The two storey element of the rear extension would project approx. 3.6m from the principle rear elevation, have a total width of 6.65m, 5.7m to the eaves and 6.97m to the ridge with a dual-pitch hip roof with central gully. The extension will include two windows in the rear elevation which will serve two bedrooms.

The single storey element would project approx. 8.54m from the principle rear elevation (4.94m from the proposed two storey rear extension), be approx. 8.34m wide and 2.93m in height with a flat roof and 2no. roof lanterns. The single storey will include a bifold door and window in the rear elevation to serve the new kitchen/day room. There will also be a window in the northern elevation which will serve w.c.

The proposal would result a reconfiguration of the existing first floor plan, extension to the existing bedroom 3 and creation of a master bedroom with en-suite. It is also noted that the hip to gable roof extension and rear dormer to facilitate the conversion of the loft to create one bedroom with en-suite and dressing room (granted through a Lawful Development Certificate Ref. 20210444 but not yet implemented) would overall result in the increase of bedrooms from a 3-bed dwelling to a 5-bed dwelling.

Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design detached semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling with attached garage and existing single storey flat roof rear extension. The application site benefits from a large frontage with existing block paved driveway which provides off-road parking for more than two vehicles.

The previous two proposals (Refs. 20210438 and 20211340) were refused as it was considered to be an inappropriate addition in terms of design, size, scale and location, and be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area, respectively,

together with the first application (Ref. 20210438) being detrimental impact on neighbour amenity.

The current proposal must demonstrate that the previous grounds for refusal have been rectified which raised concerns relating to the design and scale of the previous flat roof extensions and the proximity and impact of these extensions to a neighbouring property.

In terms of location, size and scale, the current application is the same as the most recent refusal (Ref. 20211340) which overcame part of the refusal reasons of application 20210438. The refusal reason relating to the most recent refusal (20211340), related to the flat roof element of the two storey rear extension. This has been amended to provide a dual-pitch hip roof with central gully. In terms of the other elements that were revised on the previous submission, these remain unchanged and were considered acceptable

Gravesham Borough Council

20210438 Proposal



20211340 Proposal



Current Proposal



The revised two storey element of the rear extension has removed all of the flat roof and the dual-pitch hip roof would respect the roof design of the existing property and the surrounding area where there can be seen other similar extensions.

As stated previously, the single storey rear extension is acceptable however it is considered excessive, especially in addition to the other proposed extensions. However this did not form part of the previous application's reason for refusal.

Overall it is considered that the current revised application has overcome the previous reasons for refusal and the dual-pitch hip roof of the two storey rear, together with the hip roof of the two storey side extension are respectful and sympathetic to the host dwelling and respect the existing property and the surrounding character of the area.

It is therefore considered that the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and post development the garden would retain approx. 216sqm of private amenity space.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The proposed single storey side extension is not liable to impact the adjoining occupier as it is located on the flank wall of the No.40. The proposed extension will not impact the privacy of neighbouring property known as No.42 as there are no windows proposed in the flank elevation. The extension is set approx. 1m from the shared boundary with No.43, however given the minimal scale of this extension it is not considered to harm the amenity of this property in terms of light or outlook anymore than the existing dwelling would.

The two storey rear extension is situated approx. 2.4m from the boundary with No.43 and is not liable to impact privacy as there are no windows proposed in the flank elevation at first floor level. In terms of light, there may be some overshadowing, however it is not deemed to be excessive to warrant refusal. The two storey rear element will be built inline with the adjoining occupiers' two storey extension and so there are no concerns that this will impact light outlook or privacy of this property.

The single storey extension will not impact light outlook or privacy of the adjoining occupiers, however it is

noted that there is a window proposed in the northern flank elevation to serve a w.c. However, as this window is at ground floor level with a central height lesser than 2m, it is not considered to result in a detrimental impact on the privacy of the neighbouring occupants. To protect the amenities of both neighbouring properties, a condition preventing any further window or door openings being created without the benefit of planning permission will be imposed.

Parking and Highways

The highways officer was consulted and his comments state:

"I have no highway objections the site has more than adequate car parking and it is not encroached on as part of this proposal."

The proposal would result in two additional bedrooms, increasing the property from three bedrooms to five. The existing driveway to the front would provide three parking spaces. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

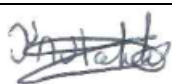
Conclusion

The proposal is considered to overcome the previous reasons for refusal and would be an appropriate addition in terms of location, size, scale and design and would not result in a harmful impact on the appearance of the existing dwelling, character of the area, neighbour amenity or parking and highways. The proposal would accord with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

Recommendation

Permission.

(See draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	14 th March 2022	Dated:	14 March 2022