

Delegated Report

Householder Planning Application

Planning Application No: 20221271

Location: 1 Rembrandt Drive Northfleet Gravesend Kent

Description: Erection of ground floor and first floor extensions

Applicant: Mr Chris Paxton

Site Visit Date: 5th December 2022

Submitted Documents/Plans

- Application Form;
- Drawing CP/01 (Site Location Map);
- Drawing CP/02 (Existing/Proposed Block Plans);
- Drawing CP/03 (Existing Plans and Elevations);
- Drawing CP/09 (Section AA);
- Drawing CP/04 (Proposed Ground Floor Plan);
- Drawing CP/05 (Proposed First Floor Plan);
- Drawing CP/06 (Proposed Front Elevation);
- Drawing CP/07 (Proposed Side Elevation);
- Drawing CP/08 (Proposed Rear Elevation) and;
- Drawing CP/10 (Proposed Side Elevation).

Superseded Plans

- Drawing CP/04 (Proposed Ground Floor Plan);

Relevant Planning History

No relevant planning history.

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

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 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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

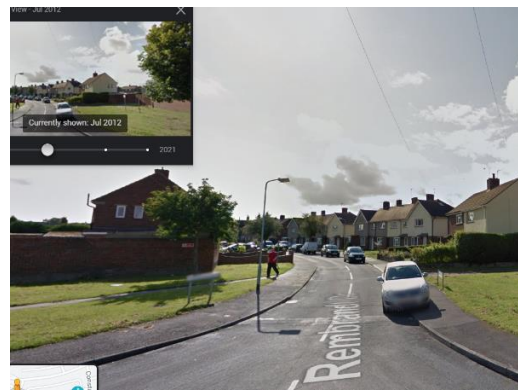
Highways Officer

This proposal seems to not only result in a front and side extension but also establish a business use, as I can see no other reason for having a “Beauty Room” in a residential property.

The existing dwelling requires two parking spaces, and whilst none may be required for the business use as defined by current guidance, the Google Street view images suggest some dedicated parking for customers may be appropriate. Note the pavement parking in some images.



October 2008



July 2012



May 2018



April 2021

Whilst there may be some scope to provide for a third car parking space at the property, given the forward extension would result in a front garden/driveway depth of only 5 metres, it would not comply with Kent County Council's guidance for having a driveway at least 6 metres deep to allow safe access and egress from the property's front door.

Space Criteria Table- Minimum Measurements Required

How will you park the car	Width(minimum)	Depth(minimum)
A/ Perpendicular -Parking area at right angles to the road	2.4 metres	4.8 metres
B/ Perpendicular with access Point - Parking area in front of access door or garage	2.4 metres	6 metres
C/ Parallel -Parking area parallel to the road	6 metres	3 metres
D/ Parallel with access point – Parking area to parallel to the road	6 metres	4.2 metres
E/ Separate Entrance and Exit - Driving on and off the parking area	15 metres	4.2 metres

See Item B. https://www.kent.gov.uk/_data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

Given that the applicant could park a car in front of the main door to the house with the front extension in place, irrespective of it being used for business purposes or not. In the interests of safe access to and egress from the property I can only recommend refusal. The business use would make it a more likely occurrence as customers may prefer to park on the drive than on street.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 30th December 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a ground floor and first floor extensions.

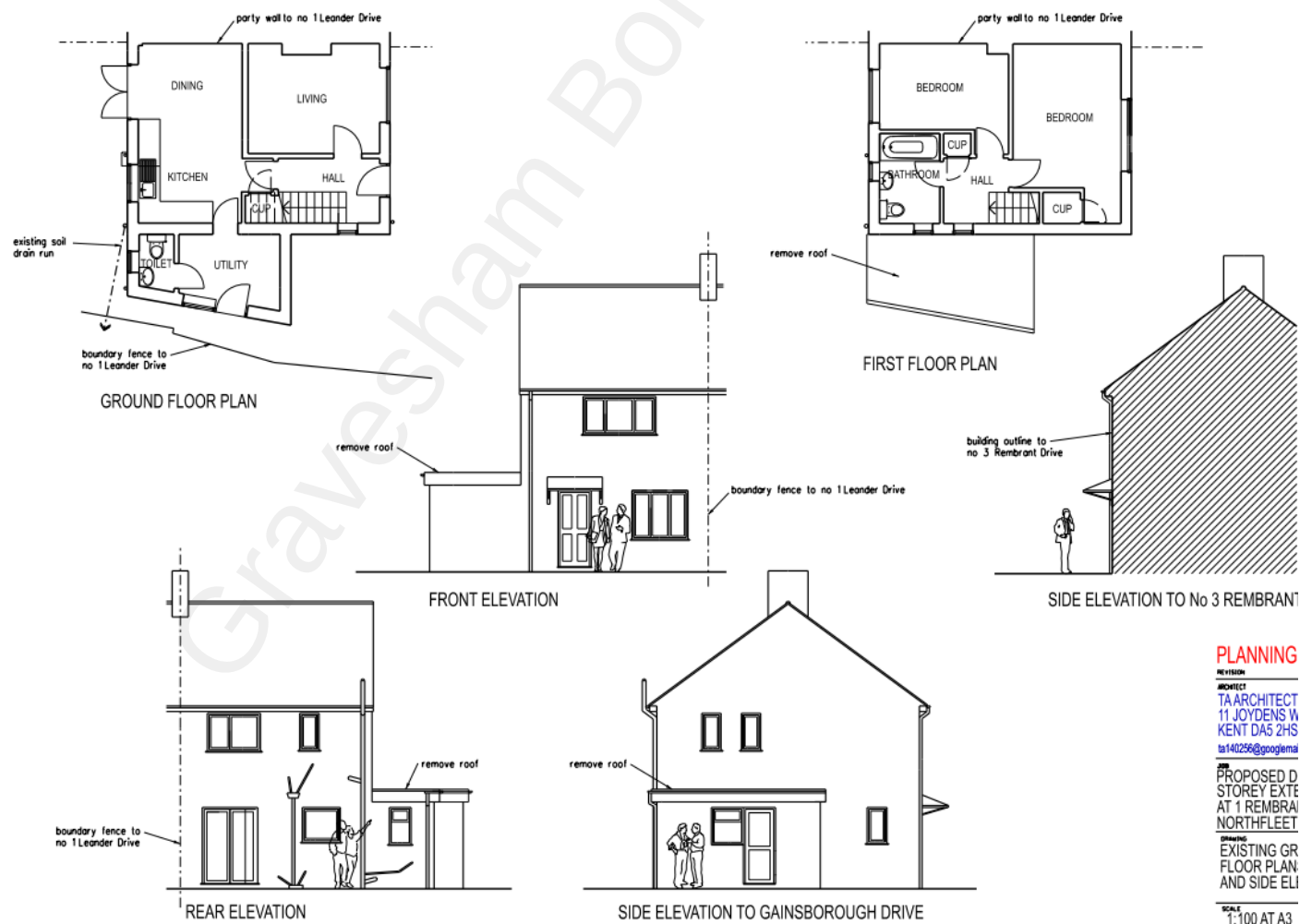
The first element of the proposal is a single storey front extension which will project 2.4m and span approx. 7.5m, there will be a minimal set back from the common boundary shared with No 3 Rembrandt Drive. The extension will be finished with a mono pitch roof with a maximum height of 3.6m and will include two windows in the front elevation as well as the entrance to the house, the windows will serve two living spaces.

The second element of the proposal will include a two-storey side extension of which part of the first floor will be built on top of an existing single storey side extension. The extension will project approx. 2.5m from the western elevation and taper inward towards the rear where it will project approx. 1.7m. The extension will see the continuation of the existing roof and will be built inline with an overall height of approx. 7.9m.

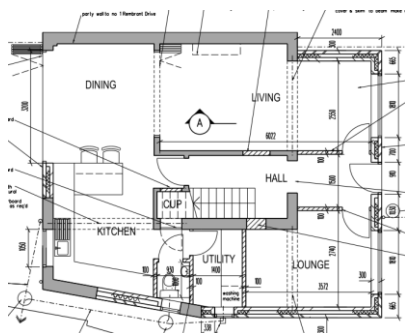
To the ground floor the proposal will see some internal alterations allowing extra space for the existing kitchen diner and a reduction and relocation of the utility room and w.c. The extension at ground floor will include two windows in the western elevation which will serve the utility room and w/c, a window in the rear elevation to serve the kitchen, replacement of the existing double doors which serve the dining area of the main house and replacement with a bifold door.

At first floor the extension will allow for the creation of a third bedroom and an extension to the existing family bathroom. The existing bathroom window will increase in size and a further window placed in the front elevation of the extension to serve the new bedroom. The proposal states the extensions will be finished with materials to match the existing dwelling.

Existing plans and elevations



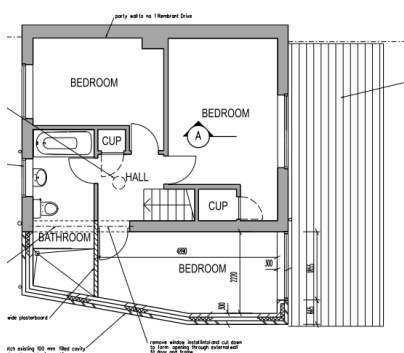
Proposed plans and elevations



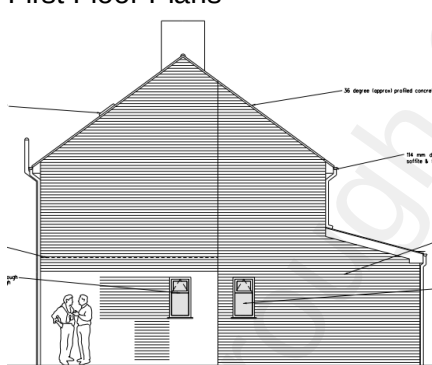
Ground Floor Plans



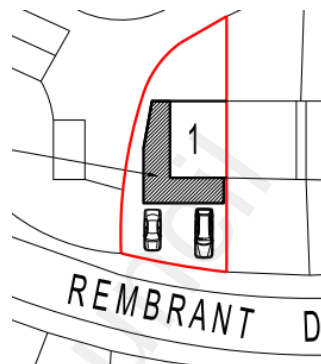
Proposed Front Elevation



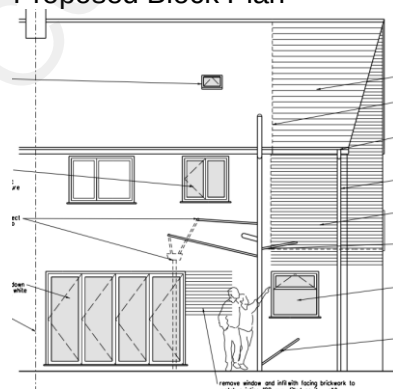
First Floor Plans



Proposed Side Elevation



Proposed Block Plan



Proposed Rear Elevation

Procedural Matters

The application was originally submitted with the secondary lounge being annotated on the plans as a “beauty room”. The agent was asked to clarify the nature of the work being conducted from the new room; however he advised this annotation was an error and that the room will be in use as a lounge and subsequently amended the plans.

The proposal also shows the installation of a Velux roof light in the rear elevation, however this is not included in the description. It is considered that this is not necessary as such an installation does not require the benefit of planning permission, however this comment serve to acknowledge the installation of the roof light.

Character and Appearance

The application site is an end of terrace house currently in use as a single family dwelling. The site western site boundary is shared with an access to some garages which are most likely in use as a storage area as there is no nearby vehicular access point.

There is a single storey side extension which was constructed circa 2012, there is no planning consent for this, however this may not have been necessary.

Site in October 2018

Site after 2012



As can be seen from the above images, the front of the property has been hard paved in its entirety for off road parking. The proposal seeks to extend to the front of the property by 2.4m to allow for an extension to the existing living room and to allow for the creation of a secondary lounge.

An extension of this nature which would see an almost full width front projection is unseen within the locality. There are examples of front porches, however these do not span the entire width as can be seen below in a satellite image of the area. It is considered that a vast front extension would upset the existing building line and appear as an out of character appearance which is harmful to the existing street scene.

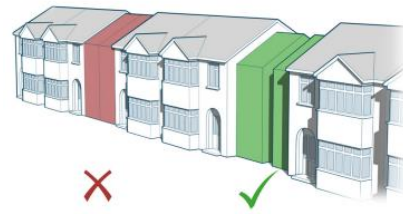


This element of the proposal is contrary to the requirements of the Council's Householder Extensions/Alterations Design Guide which states:



Large extensions which break the building line and do not respect the scale of the house will be rejected.

The second element of the proposal seeks the erection of a two-storey side extension. The proposed side extension will be constructed so that the ridge of the new extension will not be set down and whilst it is appreciated that the extension cannot be set back as the proposal includes a ground floor front extension, a set back can be achieved at first floor. The extension therefore lacks subservience to the host dwelling and is contrary to the requirements of CS19 Local Plan Core Strategy (2014) and the Council's Householder Extensions/Alterations Design Guide which states:



Side extensions should be set back and set in to avoid the 'terrace effect'.

The footprint of the original house as it was built was approx. 38sqm, the proposal will see this increased to approx. 73sqm. This is almost double the footprint of the original dwelling. Extensions to dwellings should be subordinate and of an appropriate scale, it is considered that the proposal constitutes overdevelopment of the site and overwhelms the original dwelling which is contrary to the requirements of CS19 Local Plan Core Strategy (2014) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed bedroom will measure approx. 10.25sqm which is compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

As the property will gain an additional bedroom this will increase the requirement for additional amenity space. Below is an extraction from the council's technical guidance which states:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the site will have a useable garden area of approx. 41sqm which is considerably below the minimum requirements. This will result in substandard provision of amenity space for future occupants and so the proposal is contrary to the requirements of SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposal is not liable to result in any material harm in terms of loss of light, outlook or privacy to the adjoining occupier known as No.3 Rembrandt Drive. The two-storey side extension is positioned on the western elevation and will have no impact to this property, however the front extension would be liable to casting some shadowing in the afternoon. The entrance to the No.3 Rembrandt Drive would be affected by this and given that this is not considered a habitable room there is no meaningful impact and so on balance the proposal doesn't harm the amenity of the adjoining occupier.

The property is end at the end of a terrace and therefore not liable to harm any of the surrounding properties due to any impactful elements of the proposal being set away from these properties. The introduction of the additional bedroom and subsequent fenestration is positioned over 21m away from the properties located at the opposite side of the highway and so the privacy of these properties is maintained.

A new window is proposed in the western flank elevation to serve a w/c at ground floor as well as an increase to the existing window serving the family bathroom at first floor, should permission be forthcoming these windows will be conditioned so that they are obscure glazed to safeguard privacy of neighbouring properties.

Parking and Highways

The proposal will reduce the depth of the front garden which will constrain the existing parking, rendering it substandard. The highways officer has made note of a potential increase in parking need for visiting customers should the extension be used as a “beauty room” however since the highway officer has been consulted the agent has advised the room will only be used as a lounge and so this element of the highway officers comments is now outdated.

As can be seen in the below image, it is likely that the front extension may impede access to the front of the house. It is considered the proposal would have a detrimental impact to the parking arrangements and therefore contrary to the requirements of SPG 4 - KCC Parking Standards (2006).



Conclusion & Recommendation

The proposed front extension is unacceptable, in particular, the width and depth which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed two storey side extension by virtue of its design would be harmful to the character of the street scene. As such the proposal would therefore be contrary to Policy CS19 of the Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD 4 - Householder Extensions/Alterations Design Guide (2021).

The proposal is considered to inappropriate in terms of scale which would result in overdevelopment of the site. On this basis the proposal fails to accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and SPD 4 - Householder Extensions/Alterations Design Guide (2021).

The proposal fails to provide sufficient private amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy

Framework (2021) and SPG2 Residential Layout Guidelines (2020).

The proposal will result in a reduction to the front driveway thus resulting in inadequate parking provision contrary to SPG 4 - KCC Parking Standards (2006).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16 th January 2023	Dated:	18th January 2023