

Delegated Report

Householder Planning Application

Planning Application No: 20240738

Location: 30 Fairfields Gravesend Kent DA12 4QG

Description: Erection of first floor side extension to convert garage into a habitable room with 2 bedrooms at first floor level, with minor internal alterations.

Applicant: Mr Sarbjit Bhangle

Site Visit Date: 29.08.24

Submitted Documents/Plans

Application Form;
Supplementary Information – Image of the front of the property;
Supplementary Information – Image of Street View;
Supplementary Information – Image of the rear of the property;
Drawing No. 24/08/01 – Site Location Plan;
Drawing No. 24/08/02 – Elevations and Floor Plans as Existing;
Drawing No. 24/08/03 - Elevations and Floor Plans as Proposed; and
Drawing No. 24/08/04 – Block Plans as Existing and Proposed.

Relevant Planning History

No relevant 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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - 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 received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal.

The house currently has 4 bedrooms and will gain an additional bedroom numerically upstairs as well as a study area on the landing. The first-floor extension brings the property close to that neighbouring at first floor level however No.39 does not have any side windows to be affected. The design is in keeping with the existing and neighbouring dwellings. It is a concern that available parking space is being reduced from 3 to 2, by loss of the garage, at the same time that the house is being enlarged. There is very little on-road parking in the area should there be more than 2 vehicles associated with the property.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 29.08.24 and no responses were received. The overall consultation period expired on 20.09.24.

Site Description

30 Fairfields is a two storey, detached property located to the south of the cul-de-sac.

Site Photo



This application proposes the erection of a first floor side extension and the conversion of the existing garage to form a reception room and enlarged utility room.

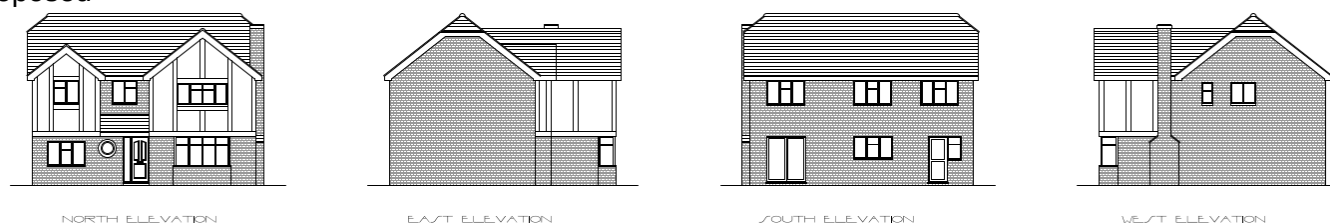
Proposed Development

The development would create space for internal layout alterations, including the creation of a study area and additional bedroom at first floor level. At ground floor level, a new reception room and enlarged utility room would be accommodated.

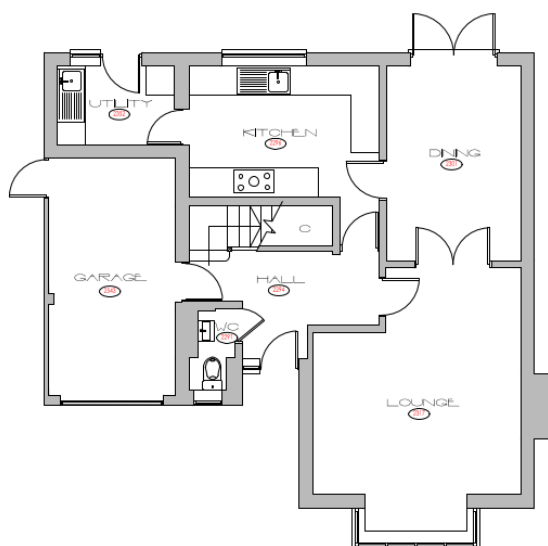
Existing



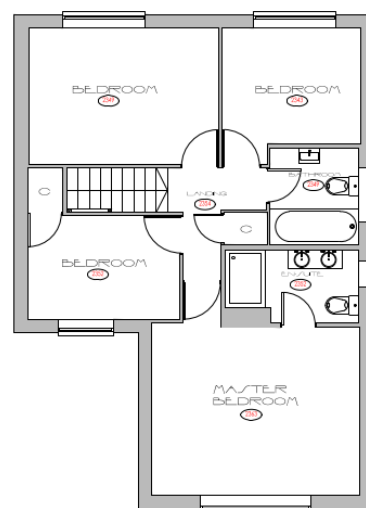
Proposed



Existing

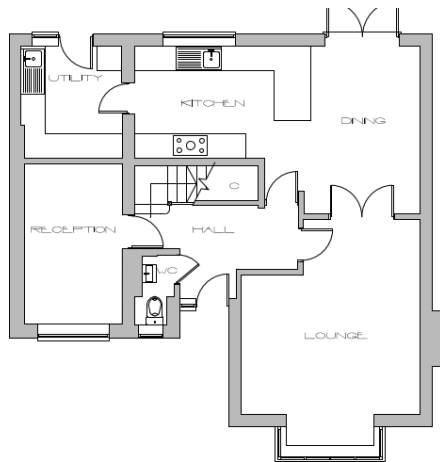


GROUND FLOOR

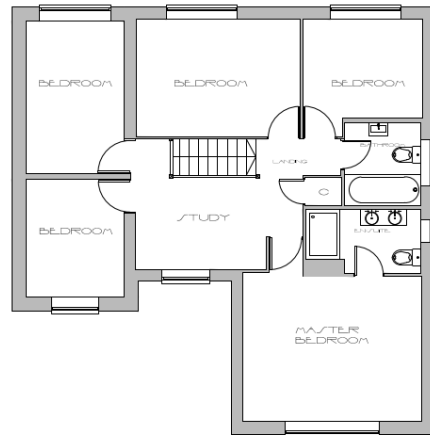


FIRST FLOOR

Proposed

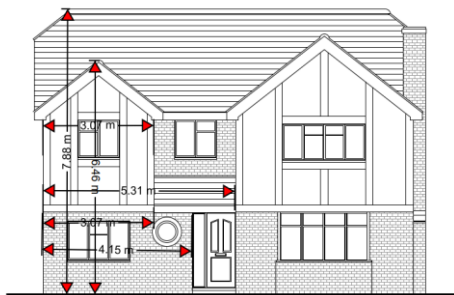


GROUND FLOOR

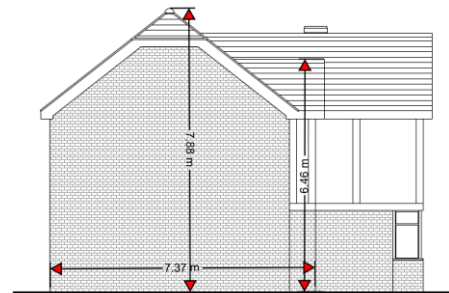


FIRST FLOOR

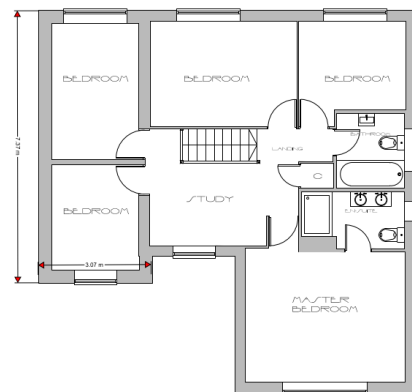
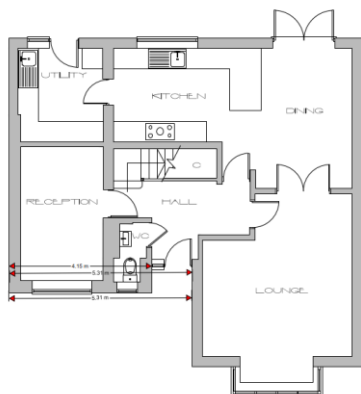
Dimensions are indicated below:



NORTH ELEVATION



EAST ELEVATION



Officer's Analysis

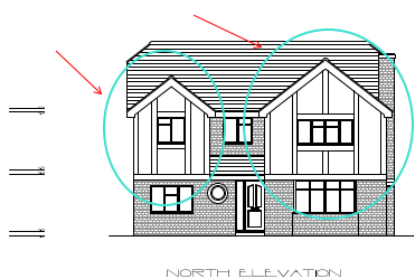
Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to*

ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

Generally, first floor extensions should be set down from the main roof, set back from the main building line and should not detract from the character of the host property of local area. The extension proposed within this application includes an extension to the main roof that is not set down from the main roof ridge, however, the design of the proposal is sympathetic to the existing dwelling and is considered to be overall acceptable in terms of bulk and massing. The new gable element to the front of the extension has been designed to appear subservient to the existing gable.



In addition, the proposed external materials would match the existing dwelling, with the fenestration design and alignment to compliment the property. The development would not detrimentally harm the appearance of the street scene, and would be similar to the works carried out at No.32:

Google Image



Overall, the proposal is considered to be acceptable and accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth.

Post development, the site would retain sufficient garden area and depth in accordance with the RLG (2020). In terms of room area, the proposal largely complies with the guidance, albeit the smaller

proposed new bedroom falls under the 7.50sqm requirement at 6.70sqm. In addition, utility and study room sizes are not specified within the guidance, however, it is considered the proposal provides sufficient space.

On balance, notwithstanding the smaller bedroom, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

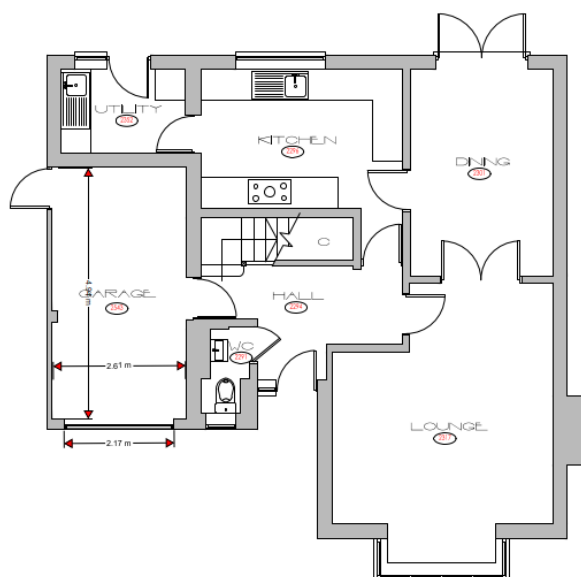
No neighbour responses have been received as part of the consultation process.

The development, in situ, is not considered to detrimentally impact neighbouring privacy in terms of loss of light, privacy, outlook or cause a sense of enclosure. It is noted the window in the front bedroom would be closer to No.23 (located opposite the property), however this is similar to the existing situation. As such, this is not considered to cause detrimental harm to neighbouring amenity.

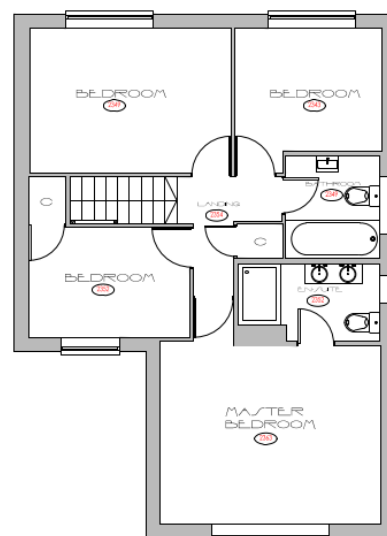
Therefore, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Highways and Parking

The garage is undersized according to SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021), which requires garages to provide clear internal dimensions of 5.50m x 3.60m.



GROUND FLOOR



FIRST FLOOR

As per the above dimensions, the existing garage is substandard. The block plans show there would be no changes to the existing parking situation, whereby the hardstanding area in the front garden is used to park two cars. Although this proposal would result in an additional bedroom, this would be from a four bedroomed property to a five bedroomed property, and SPG4 (2006) sets out the standards remain the same for a 4 bedroom property or a five bedroomed property:

Maximum Vehicle Parking Standards

Car Parking	
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

Therefore, for the reasons outlined above, there are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition can be included if permission were to be forthcoming.

Conclusion

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

The proposed development is considered acceptable in terms of design, character and appearance. In addition, it is considered to safeguard the amenity of future occupiers and neighbours. Furthermore, the proposal provides sufficient off-road parking.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	2nd October 2024	Dated:	2nd October 2024