

Delegated Report

Householder Planning Application

Planning Application No: 20221261

Location: 96 Vigilant Way Gravesend Kent DA12 4PN

Description: Retention and enlargement of single storey rear extension and erection of a two storey side extension and first floor rear extension over an existing single storey rear extension. Erection of a front porch with alterations to the front garden to create two car parking spaces with removal of the front garden wall.

Applicant: Mr H Poonian

Submitted Documents/Plans

Application form
Cover letter
Design and Access Statement
20/287/02 rev G (proposed plans)
20/287/01 rev C (existing plans)

Relevant Planning History

20210911	Retention of outbuilding for use as a gym and storage.	Permitted	23.08.2021
20210494	Retention and enlargement of single storey rear extension and erection of a two storey side extension and first floor rear extension over an existing single storey rear extension. Erection of a front porch with alterations to the front garden to create two car parking spaces with removal of the front garden wall.	Permitted	08.07.2021
20200946	Retention of outbuilding store in the rear garden.	Refused	14.05.2021
20190606	Two storey front and two storey side extensions and first floor rear extension.	Refused	05.09.2019

20190145	Single storey rear extension with a depth of 6 metres, maximum height of 2.8 metres and eaves height of 2.6 metres.	Prior approval not required	25.03.2019
19790310	Erection of a single storey extension at the side to form a garage workshop and wc and the erection of a single storey extension at the rear to form a study and enlarged kitchen	Permitted	28.06.1979

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
- T1 – Impact of Development on the Highway Network

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

- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways Engineer

The property will remain as three bedrooms, so there is no change in cycle or car parking requirements.

Two parking spaces are currently available, and the same number needs to be retained, these are shown in the front garden.

To accommodate the additional parking space in the front garden the carriage crossover needs to be widened and a 2m x 2m pedestrian visibility splay provided on the widened side with nothing over 600mm within it.

Neighbouring properties

5 individual letters were sent to neighbouring properties. 7 letters of objection (4 from the same address) have been received. Main issues raised:

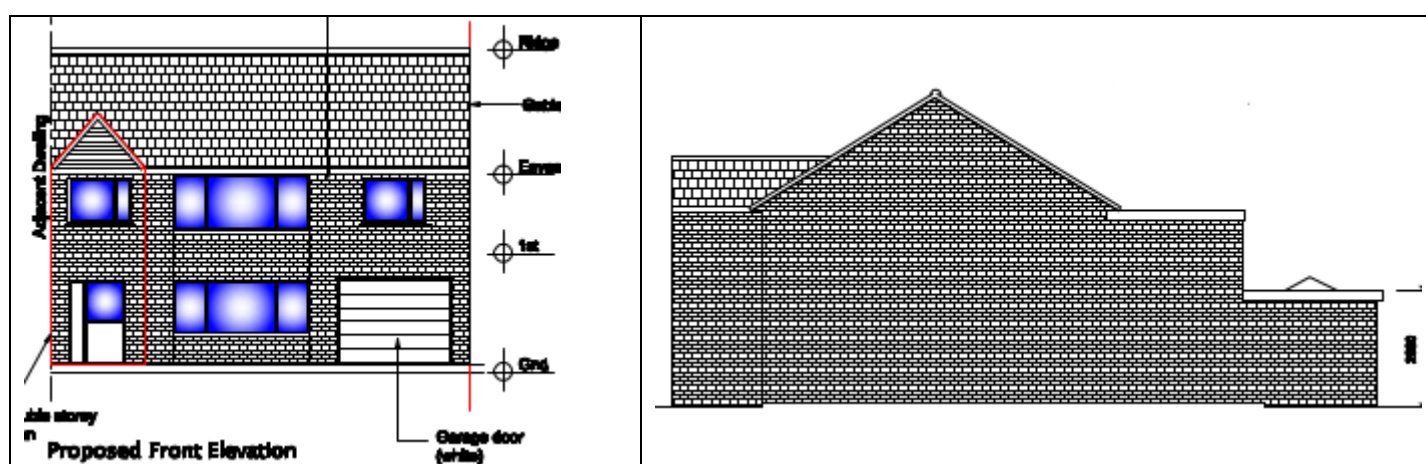
- The wall encroaches onto a neighbour
- Title deeds state that there should be a 200mm gap (not a material planning issue)
- The wall is unsightly and is not built straight
- Too large
- Out of character with the area
- Loss of light
- Loss of privacy
- Increase parking pressure, difficult access to other driveways
- Creates opportunity for anti-social behaviour
- The wall appears like a prison
- The property has looked like a building site for more than three years and is a mess
- The neighbouring porch should not be touched

Officer's Analysis

Background

The applicant applied for a 6m rear extension under the prior notification procedure (20190145) and this was granted. He then built an extension that projected further to the side that therefore did not accord with the approved plans.

In 2019 (20190606) he applied for a two storey front, side and first floor rear extension (shown below):



This was refused for the following reasons:

1. The proposed two-storey side extension, due to its size, bulk, mass, siting, design and proportions would appear overly dominant and not subservient and would relate poorly to the existing dwelling detracting from its character and appearance. Furthermore, the proposed two-storey side extension would detract from the spatial character of the locality by unacceptably eroding the openness between properties on this part of Vigilant Way through the introduction of

a visually prominent and incongruous addition to the detriment of the visual amenity of the locality, contrary to Policies CS01, CS02 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and sections 2 and 12 of the National Planning Policy Framework (NPPF) 2019.

2. The proposed first floor rear extension, due to its size, bulk, mass, siting, design and proportions would be viewed as an unduly dominant and incongruous feature that would be at odds with the character and appearance of the host dwelling and surrounding area. Furthermore, its siting in close proximity to the common boundary with No. 98 Vigilant Way would give rise to an overbearing and oppressive form of development when viewed from No. 98 and its private garden area in a manner that would be harmful to the living conditions of its occupants. As such the proposal would be contrary to Policies CS01, CS02 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and sections 2 and 12 of the National Planning Policy Framework (NPPF) 2019.
3. The proposed two storey front extension, due to its siting, design and forward projection would be viewed as an unduly dominant and incongruous feature that would be at odds with the character and appearance of the host dwelling and surrounding area. Furthermore, its siting in close proximity to the common boundary with No. 98 Vigilant Way would give rise to an overbearing and oppressive form of development when viewed from the nearest windows in No. 98 in a manner that would be potentially harmful to the living conditions of its occupants. As such the proposal would be contrary to Policies CS01, CS02 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and sections 2 and 12 of the National Planning Policy Framework (NPPF) 2019.
4. The proposed development does not incorporate adequate on site vehicular parking to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on street parking to the detriment of road safety contrary to Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy P3 in the Gravesham Local Plan First Review (November 1994) and the Kent County Council Vehicle Parking Standards.

In 2020 (20200946) permission was refused for the retention of an outbuilding which was subsequently refused due to its overall bulk and massing. In 2021 (20210911) amended plans for the outbuilding were submitted and approved.

In 2021 (20210494) plans were submitted for the retention and enlargement of single storey rear extension and erection of a two storey side extension and first floor rear extension over an existing single storey rear extension. Erection of a front porch with alterations to the front garden to create two car parking spaces with removal of the front garden wall. The plans are shown below and this was approved:



Proposal

This application seeks planning permission for the retention and enlargement of single storey rear extension and erection of a two storey side extension and first floor rear extension over an existing single storey rear extension. Erection of a front porch with alterations to the front garden to create two car parking

spaces with removal of the front garden wall:



The first element of the proposal comprises the erection of a front porch which will project approx 1.64m from the front and will be approx. 2.67m wide. It will have a height of approx. 3.3m and will be finished with a hipped roof.

The second element of the proposal is for the erection of a two storey side extension which will project approx. 2.75m to the side and will be approx. 10.53m deep and 7.3m high with a hipped roof. The extension will be set back from the front elevation by approx. 0.5m and set down from the main ridge height by approx. 200mm. An existing garage will be demolished to make way for this element of the proposal.

The side extension will wrap around to the rear to create a first floor rear extension that projects approx. 3.2m, extends the full width with a roof approx. 6.33m high.

The single storey rear extension will project a further 3.2m to the rear and will extend across the entire rear. This will be approx. 3.5m high with a sloping roof.

The extension will have a garage door installed to ground floor level in the front elevation and a window to the first floor level. The window at first floor level will serve a bedroom. There are no windows proposed in the flank elevation. The two storey side extension will allow for the creation of a garage/storage area and an extended kitchen/diner and to first floor level the extension will allow for an increase in size to an existing bedroom and for the creation of an additional bedroom. The first floor rear extension will provide for an increase in size to two and a family bathroom.

To the front there will also be the loss of some mature shrubs, a wall and garden space to accommodate parking. However the shrubs will be replaced with some greenery.

The difference between the approved extensions and those that are now proposed is an increase of approx. 200mm in width of the side extension and a narrower front window. The gutters will now be built internally so avoid overhanging of the adjacent property.

Design, Character and Appearance

The application site is located in a residential area characterised by predominantly 1960's 2-storey semi-detached dwellings set back from roads with good sized gardens to the rear. The existing property is a modest sized two storey semi-detached dwelling with an existing rear extension which was constructed under the prior approval process. There is also an outbuilding in the rear garden.

There are several properties within the vicinity with similar front porches to what is being proposed including some which have an extension built on top at first floor level. The proposed porch has a footprint of approx. 3.4sqm which is slightly above what could be constructed under permitted development. The porch is considered well designed and will be constructed using materials to match the host dwelling. This element of the proposal was considered acceptable under the previous application.

The second element of the proposal is the erection of a two storey side extension. It should be noted that a similar but smaller two storey side extension has been constructed at No.100 Vigilant way and so the proposed extension would not be considered out of character. The extension will no longer be set back

from the property boundary however the gutters will be built internally and there are no concerns with regards to encroachment. The roof profile follows that of the main roof of the house and is set below the main ridge with the front wall being set back. This has resulted in a development which is subservient to the host dwelling. The wider extension will create a more dominant development than originally approved, however at 200mm this is not considered significant and it is unlikely a refusal would be supported at appeal. On balance, therefore, it is acceptable in terms of appearance.

The final element of the proposal is the erection of a first floor rear extension. The rear extension will be constructed over an existing rear extension which projects approx. 6m, however the proposed rear first floor extension will project approx. 3.2m. The rear extension will be joined to the side extension with a mansard type roof which is set below the main roof and side extension. This extension has already been approved under the previous application and therefore no objections are raised to this.

On balance, given that the only difference between this application and that which was previously approved is a 200mm increase in width and a smaller window in the first floor front elevation no objections are raised and therefore the proposal is compliant with CS19 of the Gravesham Local Plan Core Strategy (September 2014) and sections 2 and 12 of the National Planning Policy Framework (NPPF) 2021.

Amenity of Future Occupiers.

The proposal will result in three generous sized bedrooms which are compliant with the council's technical standards, however the fourth bedroom is substandard and has a floor space of approx. 5.1sqm. The preferred standard for a single bedroom is 6.5sqm.

Post development the proposal will also result in a garden area of approx. 76sqm which is below the council's requirement for a four bedroom dwelling. However the footprint of the extension to the rear has already been granted permission.

There is no conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The proposal may result in some minimal loss of light and outlook to the adjoining occupier at No 98 Vigilant Way however the affected rooms are not considered habitable rooms and include a bathroom and a front door area. In terms of privacy there are no windows proposed in any flank elevation and so this occupier's privacy is adequately safeguarded.

The neighbouring property located at No.94 vigilant way is unlikely to be affected in terms of privacy as there are no windows proposed in the flank elevation. In terms of outlook, the application site is set away from the neighbouring property and as most of the development will take place on a side elevation it is unlikely to cause harm. Finally the proposal is not liable to result in detrimental harm to the levels of light received to No. 94.

The proposal is considered to safeguard the amenity of neighbouring occupiers and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Loss of trees from proposal

The proposal shows the loss of some mature shrubs however the proposal does also show that some new soft landscaping will be installed so overall the proposal will not result in a loss of biodiversity.

Conclusion & Recommendation

The applicant was advised to resubmit the application to deal with the increased width rather than apply for a minor material amendment due to the fee being lower. The changes, although not ideal, on balance do

not have a significant impact over and above what was approved and therefore no objections are raised.

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

Case Officer:	A Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	12th June 2023	Dated:	12th June 2023