

1Delegated Report

Householder Planning Application

Planning Application No: 20230340

Location: 48 Beaumont Drive Northfleet Gravesend Kent

Description: Erection of a two storey side extension

Applicant: Mr Baljinder Lalli

Site Visit Date: 28th April 2023

Submitted Documents/Plans

- Application Form
- Drawing No: 48BD/A3/05 (Existing/Proposed Block Plans)
- Drawing No: 48BD/A3/03 (Existing Elevations)
- Drawing No: 48BD/A3/02 (Proposed Ground and First Floor Plans)
- Drawing No: 48BD/A3/04 (Proposed Elevations)
- Drawing No: 48BD/A3/01 (Site Location Map, Existing Ground and First Floor Plans)

Relevant Planning History

No relevant planning history.

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

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.

GBC – Highways Officer

I have no objections to the proposal but have the following comments.

The hard standing needs to be accessed by a dropped kerb/carriage crossover, which the applicant will need to discuss with Kent County Council as Highway Authority.

The hard standing should be constructed from a bound permeable material to ensure adequate surface water drainage is provided.

A secure cycle parking space should be provided to comply with the requirements of the Vehicle Parking Guidance of one cycle space per bedroom.

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on 26th May 2023 and no comments were received.

Analysis

Proposal

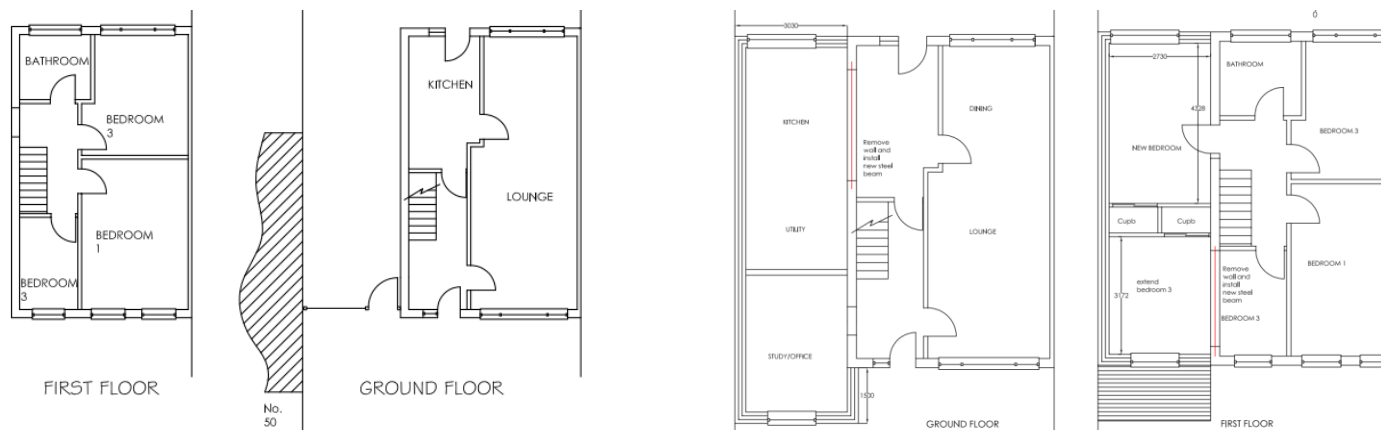
The proposal seeks the erection of a two storey side extension and a single storey front extension.

The two storey side extension will project 3.03m from the side elevation of the host dwelling and will have a depth of approx. 8.98m and an overall height of approx. 7.5m. The extension will be built in line with the main ridge and will be constructed up to the boundary. It will include a window in the front elevation at first floor level which will serve a bedroom, in the rear elevation a further window at first floor level which serve a new bedroom. At ground floor level there will be a window in the rear elevation to serve a kitchen/utility room.

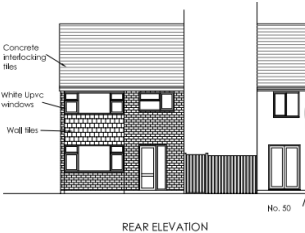
The single storey front extension will project 1.5m from the front elevation and span part width at approx. 3m, the extension will be finished with a mono-pitch roof which will have an overall height of approx. 3.3m. The front extension will include a window in the front elevation and will serve a ground floor study/office room.

Existing Plans

Proposed Plans



Existing Elevations



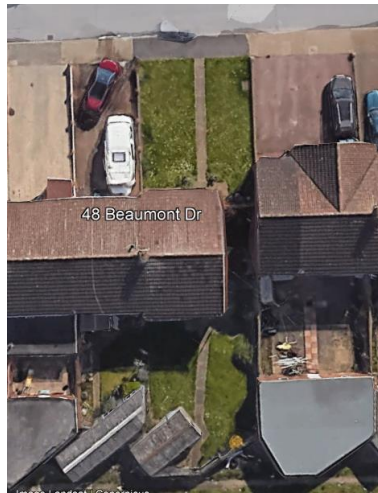
Proposed Elevations



Character and Appearance

The application site is an end of terrace house in use as a single family dwelling. There is partial hardstanding to the front of the property to accommodate off road parking, however this is not served by a dropped kerb.





The site does not appear to have any other extensions and there is no planning history. The application site is situated in a residential street of which many properties have been extended. It is noted that there are similar extensions to what is being proposed at the application site, however these properties do not infill a gap and are at the end of a terrace block and not next to any other properties.



It should be noted that the above examples are historical and determined under previous planning policies. The Local Planning Authority has since adopted design guidance which states the below in relation to a two storey side extension:

“Design: Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property’s roof”



The proposed two storey side extension is built in line with the main ridge of the host dwelling and up to the common boundary. This will result in the complete closure of the gap between the two sites and result in a “terracing effect”. The proposed extension is not subservient to the host dwelling and would appear overdeveloped. The resultant dwelling would appear bulky and overdeveloped, which is contrary to the requirements of the Local Planning Authorities design guidance.

The proposed two storey side extension by virtue of its design and siting next to the boundary would be an overly dominant addition and unsubservient form of development harmful to the character of the host dwelling and the street scene. The proposal would diminish visual gap between properties resulting in a

terracing effect. 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 the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

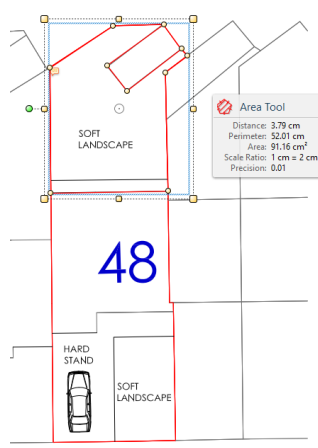
Post development the resultant bedrooms would be of an appropriate size which would comply with the requirements of SPG2- Residential Layout Guidelines (2020).

The application site would result in an increase to the number of bedrooms from three to four which would increase requirement for private amenity space on the site. Below is an extract from the Council's Technical Guidance:

Table 2

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

The subsequent garden space post development (91sqm) would fall below the Council's requirements for a four bedroom property and so the proposal does not allow for sufficient private amenity space post development.



The proposal would fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

Neighbouring Amenity

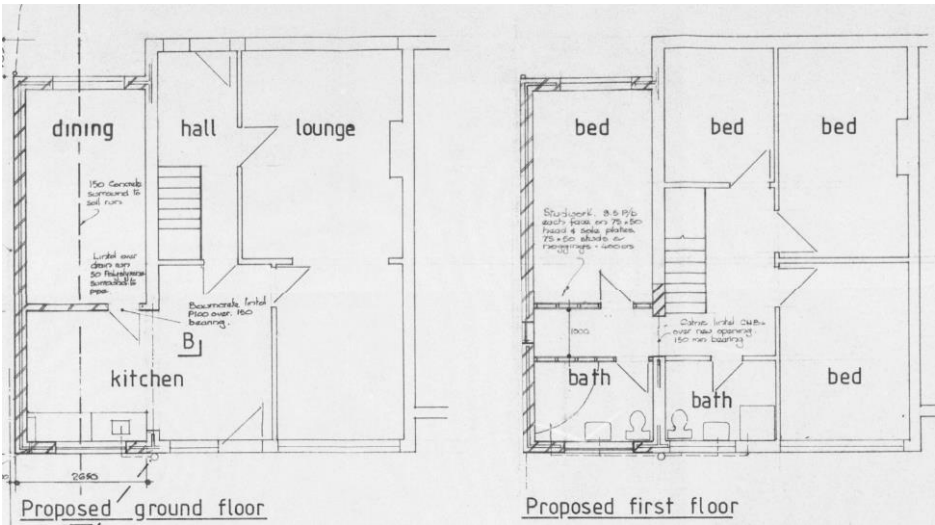
Due to the siting of the development, there would be no adverse impacts on the amenities of the neighbouring property known as No: 44 Beaumont Drive.

The proposed extension is more likely to impact the neighbouring property known as No: 50 Beaumont Drive due to the proximity of the development to this site. The proposed two storey element would be built up to the common boundary and is shown as adjoining No: 50, however there is a window in the flank elevation of this property which would be completely blocked.

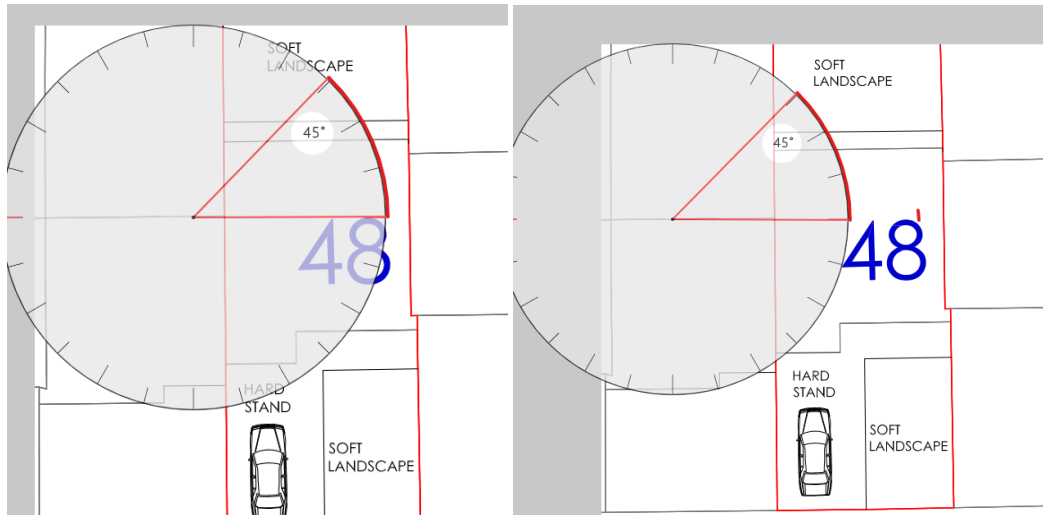


From the below plans which were retrieved from a previous application at No.50, it would appear that the flank elevation window serves a hall way, however regardless of what the window serves the proposed is an unneighbourly form of development which would at the least impact maintenance of the window.

The extension would also impact light levels to the windows in the rear elevation, however the plans show these windows serve a bathroom at first floor level which is not a habitable room and so there is no material impact on this, the ground floor window serves a kitchen however there are two windows in this elevation of which the second window/door would not be impacted by outlook.



The first kitchen window would fail the 45 degree test, but the second window would not.



In respect of neighbouring amenity due to the impact of the first-floor extension on the flank elevation window and with regards being overbearing and a generally unneighbourly extension it is considered the proposal is contrary to Policy CS19 of Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application site has adequate parking provision to serve the needs of the development however should permission be forthcoming a condition would be imposed to ensure prior to any development taking place a dropped kerb is provided.

Conclusion & Recommendation

The proposal is recommended for refusal for the following reasons:

The proposed two storey side extension by virtue of its design and siting near the boundary would be an overly dominant addition form of development harmful to the character of the host dwelling and the street scene. The proposal would diminish visual gap between properties resulting in a terracing effect. 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 the Householder Extensions/Alterations Design Guide SPD (2021).

The proposal would fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

In respect of neighbouring amenity due to the impact of the first-floor extension on the flank elevation window and with regards being overbearing and a generally unneighbourly extension it is considered the proposal is contrary to Policy CS19 of Gravesham Local Plan Core Strategy (September 2014).

(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:	13.06.2023	Dated:	14 th June 2023

