



Delegated Report

Householder Planning Application

Planning Application No: 20210976

Location: 22 Rembrandt Drive Northfleet Gravesend Kent

Description: Demolition of existing shed and erection of a single storey side and front extension.

Applicant: Mr Bowles

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 2nd August 2021;
Drawing No. S01 Rev. P1 - Existing Plans and Elevations received 1st September 2021; and
Drawing No. S02 Rev. P1 - Proposed Single Storey Side Extension with Porch received 1st September 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20170062	Erection of a new front porch and erection of a single storey side and front extension.	Refused	17.03.2017
20170066	Application for a Lawful Development Certificate in respect of the proposed installation of a window in the front elevation and construction of a dormer extension in the rear roof slope and conversion of the roof space to habitable rooms.	Certificate Granted	15.03.2017

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

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

P3 – Vehicle Parking Standards

T1 – Impact of Development on 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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring Properties

The application has been advertised by site notice and individual neighbour letters to 9 properties with a consultation expiry date of 8th October 2021. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

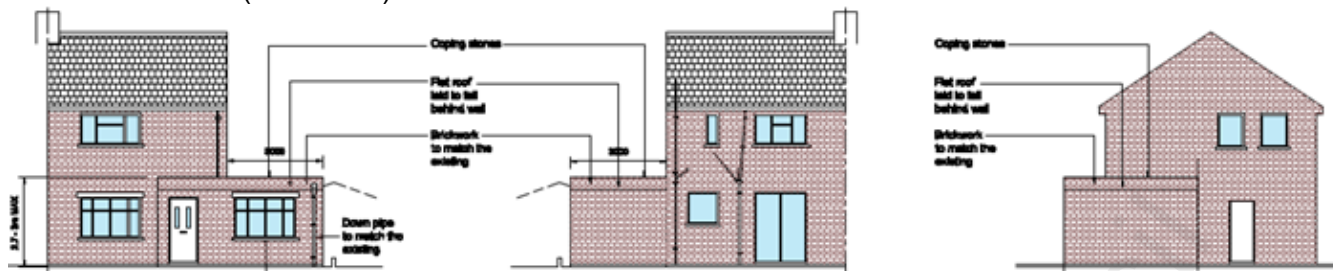
Analysis

Background

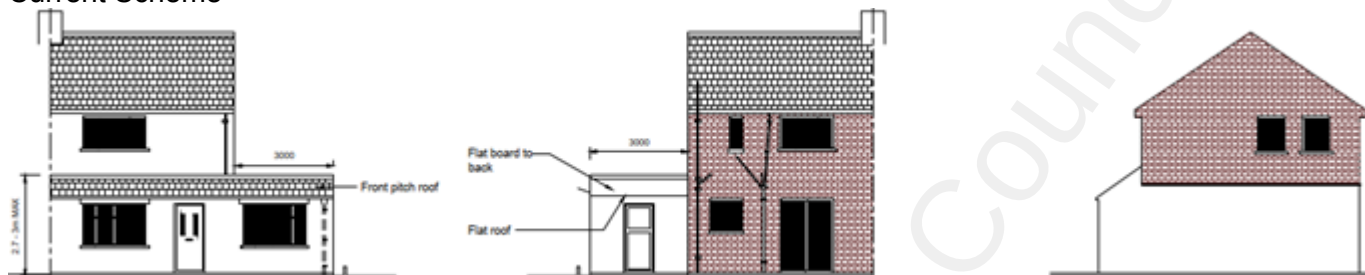
As shown in the planning history, a previous application for the *erection of a new front porch and erection of a single storey side and front extension* was refused the following reason;

1. *The proposal by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the street scene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 7 (Requiring good design) of the National Planning Policy Framework (NPPF) which require development to be visually attractive and to conserve and enhance the character of the local built environment.*

Refused Scheme (20170062)



Current Scheme



Proposal

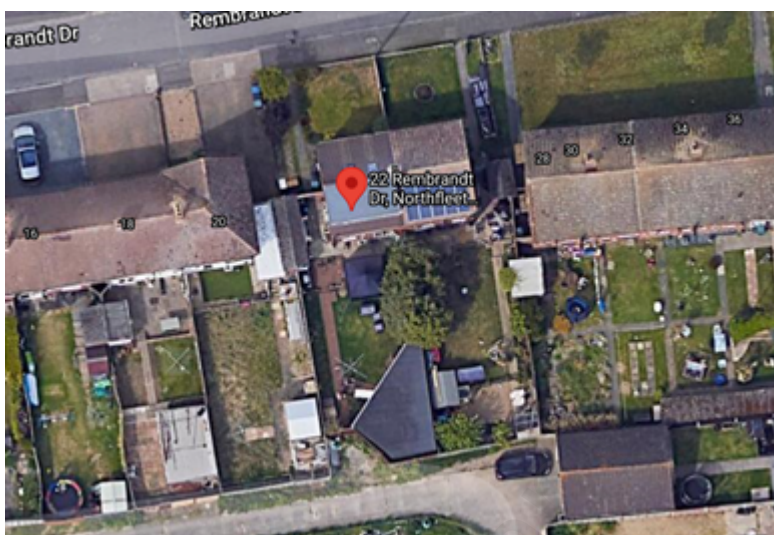
This application seeks permission for the construction of a single storey side extension and front extension. The side extension would project approx. 3m from the principle side elevation, have a total depth of 7.94m, 3.05m in height with a flat roof. The front element would project approx. 1.3m from the principle front elevation and be 8.63m wide and 2.31m in height to the eaves with a pitch to the front.

The proposal would result in the demolition of the shed to the side which adjoins the neighbouring shed and the creation of a porch, dining room and extension to the existing living room.

Design and Character and Appearance of Surrounding Area

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 Northfleet, within a residential area, characterised by similar design semi-detached and terrace houses within the immediate street scene. The application property is a semi-detached dwelling and benefits from a generous laid to lawn front garden set behind a low level boundary wall. There is a large detached outbuilding to the rear and parking for 1 car. A lawful development certificate was granted for the proposed installation of a window in the front elevation and construction of a dormer extension in the rear roof slope and conversion of the roof space to habitable 21rooms (ref. 20170066).



The single storey side extension would project to the front by 1.3m and would extend 3m to the side which would be more than half the width of the host property.

Whilst there are examples of front porches within the streetscene of varying sizes and designs, there are no example of any front extensions extending across the whole front of the property, or any side extensions similar to the width proposed. Therefore the proposal would result in a new feature within the streetscene.

Within the case officer's report of the refused application 20170023, it stated that *'the width of the addition at 3.00m is over half the width of the original dwelling of 5.60m which is not ideal and whilst the materials and fenestration appear to be in keeping with the existing property, the proposal cannot be supported in its current form due to the following issues;*

The proposed joint front and side extension due to its design is a bulky and incongruous addition to the principal elevation of the dwelling and is detrimental to the symmetry of the semi-detached unit.'

The current proposal, whilst having a fake pitch to the front which would be an improvement other previously proposed flat roof, the wraparound front and side extension proposed has a larger footprint than the previous proposal and would still extend 3m to the side. Therefore the current application has not addressed the previous reason for refusal.

As such, the current application would still result in a bulky, incongruous and unbalancing form of development that would be detrimental to the appearance of the semi-detached pair of dwellings and wider streetscene.

The proposal is considered to be an inappropriate addition in terms of design, location, size and scale, and would be harmful to the appearance of the existing and adjoining dwelling and wider area. On this basis, the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

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 retained garden.

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

Neighbouring Properties

In terms of impact on the adjacent properties, due to the proximity of habitable room windows, it is not considered that the proposal would result in a loss of outlook or overshadowing to either dwelling.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in any additional bedrooms and as such the parking need would not alter. 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 by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the streetscene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving sustainable development and well-designed places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and add to the overall quality of the area.

Recommendation:

Refusal

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21 st October 2021	Dated:	21 October 2021