



Delegated Report

Householder Planning Application

Planning Application No: 20220810

Location: 23 Vicarage Lane Gravesend Kent DA12 4TF

Description: Erection of a two storey rear extension.

Applicant: Alan Ring

Site Visit Date: 26.08.22

Procedural Matters

The agent was emailed on 30.09.22 in order to give the agent the opportunity to amend the red line on the block plans and site location plan because it included the pavement area/grass verge outside of the residential curtilage. A revised plan was received on 03.10.22.

The agent was also contacted regarding a description change from *Erection of a two storey rear extension* to ***Erection of a part single storey and part two storey rear extension***. This description change was not confirmed as acceptable by the agent and therefore the description has not been altered.

Submitted Documents/Plans

Application Form;

Drawing No. 22 – 0975 – 01 – REVISED Block Plans – Existing and Proposed with Site Location Plan;

Drawing No. 22 – 0975 – 03 – Ground Floor Plan – Existing;

Drawing No. 22 – 0975 – 04 – Ground Floor Plan – Proposed;

Drawing No. 22 – 0975 – 05 – First Floor Plan – Existing;

Drawing No. 22 – 0975 – 06 – First Floor Plan – Proposed;

Drawing No. 22 – 0975 – 07 – Loft Plan – Existing;

Drawing No. 22 – 0975 – 08 – Loft Plan – Proposed;

Drawing No. 22 – 0975 – 09 – Roof Plan – Existing;

Drawing No. 22 – 0975 – 10 – Roof Plan – Proposed;

Drawing No. 22 – 0975 – 11 – Front and Right Side Elevation – Existing;

Drawing No. 22 – 0975 – 12 – Front and Right Side Elevation – Proposed;

Drawing No. 22 – 0975 – 13 – Rear and Left Elevation – Existing;

Drawing No. 22 – 0975 – 14 – Rear and Left Elevation – Proposed;

Drawing No. 22 – 0975 – 15 – Section AA – Existing; and

Drawing No. 22 – 0975 – 16 – Section AA – Proposed.

Superseded Plans

~~Drawing No. 22 – 0975 – 01 – OS Plan; and~~

~~Drawing No. 22 – 0975 – 02 – Block Plan – Existing and Proposed.~~

Plan Note

A site visit was undertaken for the application. On site it was established that development had commenced on the roof, presumably for application 20220679 - *Application for a Lawful Development*

Certificate in respect of the proposed erection of a dormer with Juliet balcony in the rear roof slope, roof alterations, installation of 2 obscured rooflights in the front roof slopes and conversion of the roofspace to form habitable rooms. Although the certificate was granted for 20220679, the development on site meant that the plans submitted with the application were erroneous and would require amending. As the Local Planning Authority consider the overall development to be overdevelopment, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021), amendments to these plans has not been sought.

Plans for previous application 20220679



Proposed Rear Elevation

Existing Rear Elevation

Photo from site visit 26.08.22 showing development has commenced



Plans for current application 20220810 – note plans do not reflect that development has started to commence on site



It is noted that there are 3 bedrooms shown on the plans for 20220679, and additionally the applicant confirmed via telephone for previous application 20220480 that the property has 3 bedrooms. However, this current application only shows 2. The agent has not been contacted to rectify the above issues as the Local Planning Authority are not minded to permit the application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220480	Creation of a vehicle crossover with associated hardstanding area.	Refused	05.09.22
20220679	Application for a Lawful Development Certificate in respect of the proposed erection of a dormer with Juliet balcony in the rear roof slope, roof alterations, installation of 2 obscured rooflights in the front roof slopes and conversion of the roofspace to form habitable rooms.	Certificate Granted	19.07.22
20220684	Single storey rear extension with a depth of 3.94 metres, maximum height of 3.37 metres and eaves height of 3.00 metres.	Prior Approval is not required	18.07.22

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 (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

- SPG2 - 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.

GBC – Highways Officer

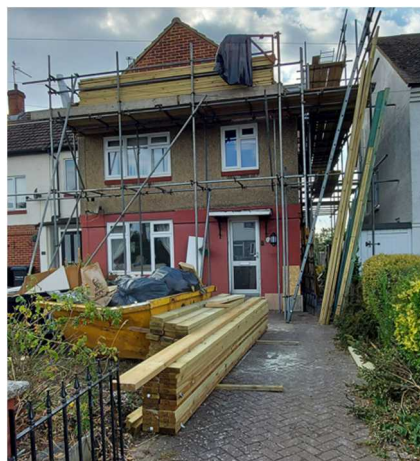
There are no highway implications with this proposal the number of bedrooms remains constant. No objections.

Neighbouring properties

Seven surrounding properties were consulted, a site notice was displayed and no representations were received. The overall consultation expiry date was 16.09.22.

Officer's Analysis

23 Vicarage Lane is a two storey semi-detached property located west of the highway. The front garden has some hard and soft landscaping along with a low boundary wall and gate.

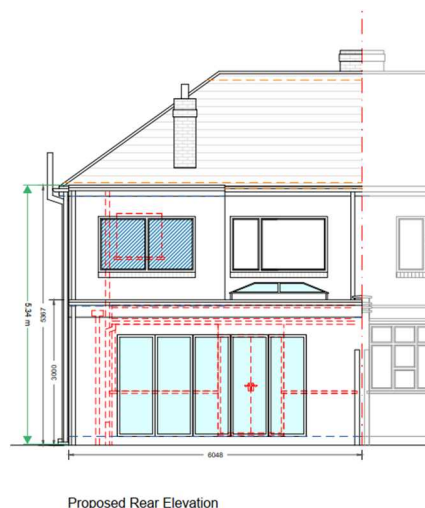
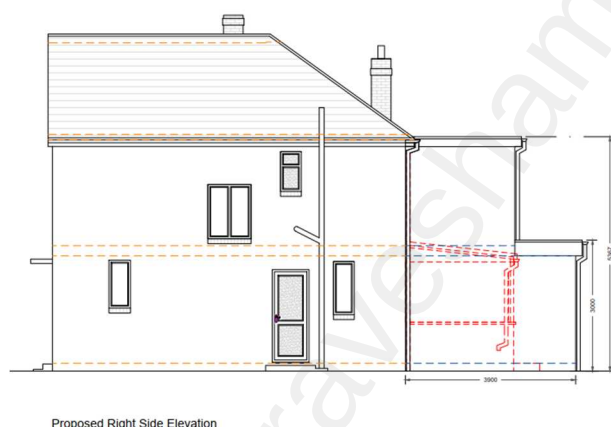


Proposed Development

The plans show the extension is to be part single storey and part two storey and would have the following (maximum) dimensions:

Two Storey Element:	Single Storey Element
• 5.34m Height • 2.64m Depth • 3.22m Width	• 3.00m Height • 3.33m Height (inclusive of roof lantern) • 4.06m Depth • 6.04m Width

Existing and Proposed Plans for this Application (202208010)



According to the plans, this application proposes the demolition of the existing conservatory and the erection of a part single, part two storey flat roof rear extension. The development would make space for internal layout changes, a new utility room at ground floor level and an enlarged bathroom and bedroom at first floor level.

Design, Character and Appearance

Gravesham's Design Guide, Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the expectations for proposed development. The guide highlights the key principles for design quality

and includes the following:

- The proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.
- Matching roof styles and pitches should be used in new extensions

Additionally, as per the guide, two storey rear extensions should ensure the following:

- Width: Extensions should not be of greater width than the original building
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character

Two storey Element

As evidenced by the proposed plans above, the development would be a bulky incongruous addition to the dwellinghouse and is considered poor design. The flat roof at second floor level is not sympathetic to the existing roof form and has an incongruous appearance which would overwhelm the property. Therefore, the two storey element is considered contrary to Gravesham's Design SPG (2021).

Single Storey Element

The single storey part of the extension (in isolation) is considered acceptable in size and appearance, with regards to the decision for Prior Approval Householder Application 20220684.

The proposed external materials; rendered walls and windows to match the existing are considered acceptable, however, the GRP flat roof on the two storey extension is not.

Overall, the proposed development, with regards to other development being undertaken on site is considered to be overdevelopment which would result in a bulky and disproportionate addition that is not subservient and will overwhelm the original dwellinghouse. The flat roof at second floor level is not sympathetic and does not integrate well with the existing dwelling or surrounding properties. Therefore, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

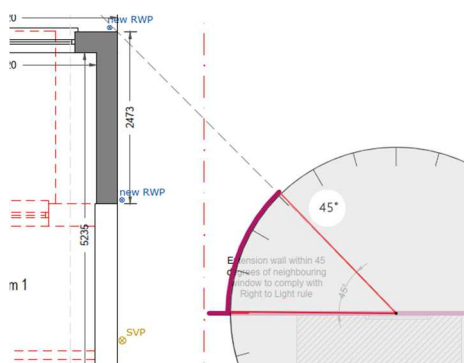
The proposed room sizes comply and exceed Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020). In addition, the RLG (2020) sets out the minimum garden area and depth requirements post development. As aforementioned in this report, the previous application 20220679 and the applicant have indicated the property has 3 bedrooms. As per the RLG (2020), the garden area should be 60.00sqm and depth should be 10.00m. The proposed block plans show the garden depth would be approximately 15.29m and area would be approximately 95.51sqm, and therefore would comply with the guidance. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The two storey element of the extension is set away from the adjoining neighbour (number 21) and is to have a 2.64m depth. As number 21 has an existing single storey rear extension, it is considered that the proposed extensions should not have a detrimental impact on light. The floor plans provided indicate the new development would not impact number 25 in terms of loss of light. This cannot be verified using the elevational plans provided, however it is considered that the 4.00m gap between the proposed

development and the neighbouring window, along with the path of the sun and 2.64m depth should ensure that there is no detrimental loss of light to number 25.

Measurement using 45 degree rule



The proposed development is not considered to have a detrimental effect on neighbouring privacy, as no windows are proposed in the flank elevations. In addition, it is deemed the development would not cause a loss of outlook or sense of enclosure. Therefore, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

As aforementioned in this report, the applicant has confirmed the property has 3 bedrooms. Plans indicate that the number of bedrooms would not increase further as a result of this proposal and therefore, as indicated by Gravesham's Highways Officer, there are no highway implications with this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development will be unlikely to have any archaeological impact.

Conclusion

Overall, the proposed development would result in a bulky and disproportionate addition that is not subservient and will overwhelm the original dwellinghouse. The flat roof at second floor level is not sympathetic and does not integrate well with the existing dwelling or surrounding properties. The proposal is considered to be overdevelopment of the site, especially when considered alongside other development that is currently taking place on site. Therefore, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	5th October 2022	Dated:	6th October 2022

Gravesham Borough Council