

Delegated Report

Householder Planning Application

Planning Application No: 20230094

Location: 214 Springhead Road Northfleet Gravesend Kent

Description: Demolition of existing garage and construction of single storey part rear and side extension with first floor extension enlarging existing bathroom.

Applicant: Mr & Mrs Dhadwal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form; and
Drawing No. BA-21-35-02 Rev 02 – Proposed layout plans with elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220730	Erection of part single and two storey side extension replacing existing garages.	Refused	23.08.2022
20220166	Erection of part single and two storey side extension replacing existing garages.	Refused	08.04.2022
20210592	Retention detached outbuilding for home gym.	Permission	31.01.2022
20210593	Change of use of land to side of 214 Springhead Road to part of residential curtilage as garden land.	Permission	31.01.2022
20160890	Demolition of existing garages and construction of a new three bedroomed chalet bungalow with associated car parking area. New vehicular access for adjacent dwelling.	Permission	02.02.2017
19950308	Erection of two storey & part 1st.floor side extension to form games room at ground floor with two bedrooms & en-suite bathroom at 1st. floor level.	Permission	18.09.1995
19860898	Erection of single storey side and rear extension to form garage lobby utility room enlarged kitchen and enlarged dining room	Permission	21.01.1987
19860238	Two storey extension	Withdrawn	29.04.1986

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

As with all previous applications for development at this property, I must emphasise the applicant needs to confirm the status of the land that the applicant will use, ownership does not mean the land isn't highway or there aren't rights over it. The Google Street View Image gives the impression that the access was intended to serve something more than a single dwelling.



The proposal still leaves enough car parking area to comply with guidance and the number of bedrooms remains constant.

Neighbouring properties

Consultation was carried out by way of displaying of a site notice and letters sent to 5 surrounding properties with an overall expiry period of 24th March 2023. No representations have been received.

Officer's Analysis

Procedural Issues

As the planning history shows, a change of use was approved for the land to the side/rear of the property. This may go some way to address the GBC – Highways Officer comments. In terms of access, if the Local Authority is minded to approve the application, an informative would be added to the decision notice for the applicant to seek advice from KCC – Highways and Transportation.

The proposal includes the demolition of the existing detached double garage. However it would appear that this has already taken place and a 2m high boundary fence has been erected to secure the garden area. The demolition of the existing garage alone would not require planning permission in this instance and therefore there is no concerns raised and the assessment of the proposal would be unchanged.

Google Streetview April 2021



Google Streetview November 2022



Proposal

The application seeks permission for the demolition of existing garage and construction of single storey part rear and side extension with first floor extension enlarging existing bathroom. The side extension would project approx. 5.67m from the side of the existing extended property, be 11.76m in length, with an eaves height at the front of 2.59m with a fake pitch, with a flat roof behind with a height of 2.86m. The proposed side/rear extension would join the existing single rear extension.

The part first floor rear extension would be centrally located, adjacent to the existing two storey rear projection. It would project 1.53m from the rear elevation, be 2.83m wide and 5.16m in height to the eaves and 6.09m to the ridge.

The proposal would also include minor fenestration alterations to the existing rear extension with the windows and single door being removed and replaced with bi-fold doors, with 3no. single windows to the rear of the new extension.

The overall proposal would result in a replacement double garage, office, utility and shower room, with the existing floor layout of the kitchen, dining, bathroom and store being altered to provide an open plan kitchen and dining area. The first floor rear extension would extend the existing bathroom.

Existing Elevations



Proposed Elevations



Background

As the planning history shows, two previous applications for two storey side/rear extensions were refused for the following reason;

Refused Application Ref. 20220730

By virtue of the size and scale, the proposed part single part two storey side extension is considered to be unacceptable, as it is a bulky, dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot and an unbalancing of the semi-detached pair, detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Refused Application Ref. 20220166



Refused Application Ref. 20220166

By virtue of the size, scale and design, the proposed two storey side extension is considered to be unacceptable, as it is a bulky, dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot, that is considered to be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Refused Application Ref. 20220166



The current proposal seeks to address the previous reasons for refusal by removing the first floor element from the proposed side extension.

Design, Character and Appearance

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.

Paragraph 9.1 of the Householder Extensions/Alterations Design Guide (2021) states that that proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. Paragraph 9.2 states proposals should reflect and respect the original character and respond to its features. Extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant. Paragraph 10.5 goes on to state that extensions should generally be no greater than half the width of the host building.

The site is within the urban area of Gravesend, within a residential area characterised by similar design semi-detached houses within the immediate street scene. The application property is a previously extended semi-detached dwelling located at the end of the row of similar properties, with (prior to their demolition) two detached garages located to the side. The property is surrounded by a low level brick wall and hardstanding to the front.

As the planning history shows, the permission was given in 1995 for the two-storey side extension. This extension has a subservient appearance to the host dwelling due to being set back from the principle front elevation and having a lower ridge height. The proposed extension would be single storey and would be in-line with the principle front elevation of the original property, with a fake pitch at the front to appear as a continuation of the existing pitch roof. To the rear the extension would have a rear projection to join the existing and from the rear would appear as a continuation of the existing single storey rear extension. The original garages to the side had a width of 5.22m and a depth of 5.32m and projected to the rear of the original dwelling. The roof was mono pitch with a height of 2.47m at the front. The garages were set back 5.6m from the principle front elevation. Whilst the proposed extension would be set further forward and inline with the principle front elevation of the original dwelling, it has been designed to reflect the existing property with the fake pitch at the front and the overall projection to the side would only increase by 440mm. In terms of height, the extension at its greatest would only be 1.27m higher than the existing,

which would reduce to only 390mm. Overall, it is considered that the proposed side extension would have a subservient appearance to the existing dwelling and replaces a previous detached double garage and therefore would not result in a detrimental appearance to the streetscene.

In terms of the first floor rear extension, this would have a minimal projection and would adjoin the existing two store rear extension. The ridge has been set down from the existing and with the gable design, reflects the extended property and would not be visible from public vantage points.

Overall, it is considered that the current application has overcome the previous reasons for refusal and would be an acceptable addition to the property and would not have a detrimental impact on the visual amenity and character of the area.

The proposal is considered to accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD, October 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.

All habitable rooms would benefit from sufficient outlook and light. In terms of the retained usable garden area, this would be approx. 449.2m², which would exceed the minimum garden size (100m²) for a 5-bedroom property. The existing 18.21m depth of the existing garden would be retained and exceeds the 10m minimum. Therefore, the proposal would accord with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposed extension would be located to the side of the end plot and would be set sufficiently away from the surrounding properties. There would be only the bathroom window located within the first floor rear elevation which would replace the existing and therefore would not alter the existing arrangement. The windows with the side extension would be located to the side and rear only and at ground floor level and would not have any overlooking over neighbouring properties. Therefore, the proposed extension would not result in a detrimental impact in terms of neighbour amenity.

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). No neighbour representations have been received.

Parking and Highways

The proposal would not result in any additional bedrooms and replaces the existing garages, with existing block paved driveway to the front providing parking for two vehicles. The KCC Vehicle Parking Standards require 3 spaces for a property with 4 or more bedrooms. As such, the development would 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.

In terms of the GBC – Highways Officer's comments, an informative will be added to the decision advising to seek any permissions required through KCC Highways and Transportation.

Conclusion

It is considered that the proposal is in accordance with local and national planning policy and is therefore recommended for approval. It has also overcome the previous grounds of refusal .

Recommendation

Permission

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	13 th April 2023	Dated:	13 April 2023