

Delegated Report

Householder Planning Application

Application No:	20211284
Location:	24 Britannia Drive, Gravesend, Kent, DA12 4RR
Description:	Erection of a first floor side extension, refurbishment of existing rear extension and internal alterations.
Applicant:	Mr Michael Beck
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 08/10/2021;
Un-numbered Location Plan - Ordnance Survey Site Location Plan (scale - 1:1250);
Un-numbered Location Plan - Existing Block Plan (scale - 1:500);
Un-numbered Location Plan - Proposed Block Plan (scale - 1:500);
Drawing no. 21/05/06/01 - Existing Floor Plans and Elevations;
Drawing no. 21/05/06/02 Revision A 07/01/2021 - Proposed Floor Plans and Elevations REVISED.

~~Drawing no. 21/05/06/02 - Proposed Floor Plans and Elevations SUPERSEDED~~

Relevant Planning History

No relevant planning history

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comment received.

Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 23rd November 2021.

Preliminary Matters

The original application proposed a two storey side extension that was flush with the main ridge of the dwelling and not setback from the front elevation, which is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021). The agent was contacted regarding changing the design to create a subservient and setback extension that would be clearly defined as such.

The revised plans were received 11th January 2022, were considered to address the design concerns and were accepted by the Local Planning Authority.

Officer's Analysis

24 Britannia Drive is a two storey semi-detached property located on the eastern side of the highway. The property has a hipped roof and an original single storey side projection with a false pitch roof form. This side projection was formally a garage, which was been converted into habitable space around 2012. This was without the benefit of planning permission, but is lawful through the passage of time.

The property benefits from a single vehicle driveway at the front.



Design, Character and Appearance

This application proposes the erection of first floor side extension and refurbishment of the original rear projection. The rear extension will not increase in footprint, but its height will be increased by 0.1m and works will include a roof lantern. The first floor side extension will have the following dimensions:

- Depth - 7.05m
- Width - 2.35m
- Height (max) - 7.35m
- Height (eaves) - 4.85m

The side extension is subservient to the ridge of the dwelling (set-down by 0.15m) and is setback from the front elevation by 0.3m. These are considered to be good design strategies that accord with Gravesham's SPD (2021) and serve to clearly define the extension as an addition to the main dwelling. Furthermore, the setting down and back of the extension helps to maintain balance between the pair of semi-detached dwellings, which preserves the character of the street scene. An gap, albeit reduced, will remain between 24 and 22 Britannia Drive.

The extensions will create space for an enlarged third bedroom and a new fourth bedroom at first floor level. At ground floor there will be internal alterations, but no new rooms created.

The extensions will be finished using matching materials and are not excessive in size or bulk. They have been designed in accordance with Gravesham's Householder Design Guidance SPD (2021) and will not impact on the character or appearance of the street scene. As such, the development complies with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan: Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS). The additional bedroom is appropriately sized and the garden is large enough for a four bedroom property.

Neighbouring Amenity

The development will not cause any detrimental impact on the amenity of the neighbour in terms of loss of light, sense of enclosure or outlook. As such, the application is considered to safeguard the amenity of the adjoining properties in accordance with Policy CS19 (LPCS). No representations have been received.

Parking and Highways

The extensions hereby proposed will create space for an additional bedroom in the dwelling and no loss of existing parking provision, creating a four-bedroom dwelling. Kent County Council's parking standards (SPD 4) (2006) requires a four-bedroom property to provide two off street parking spaces. As aforementioned in this report there is currently a single vehicle driveway at the property, with the rest of the frontage soft-landscaped which contributes to the quality of the street scene.

Within the balancing exercise the off-street parking provision must be considered against the quality of the street scene provided by the front garden. Given that Gravesham's adopted parking standards (SPD 4) is a maximum guidance and that Britannia Drive has adequate availability for off-street parking, it is considered that the retention of the soft-landscaped garden is of more significance in this instance.

As such, the proposed development is considered acceptable in terms of highways.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy.

The extension proposed is not excessive in size or bulk, is a subservient addition and is setback from the principle elevation of the property. The refurbishment of the rear extension is considered to improve the appearance of this feature. Both extensions will be constructed using matching materials, and will safeguard the amenity of future occupiers, as well as neighbouring properties. In terms of highways, this is considered satisfactory.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	13 th January 2022	Dated:	14 January 2022