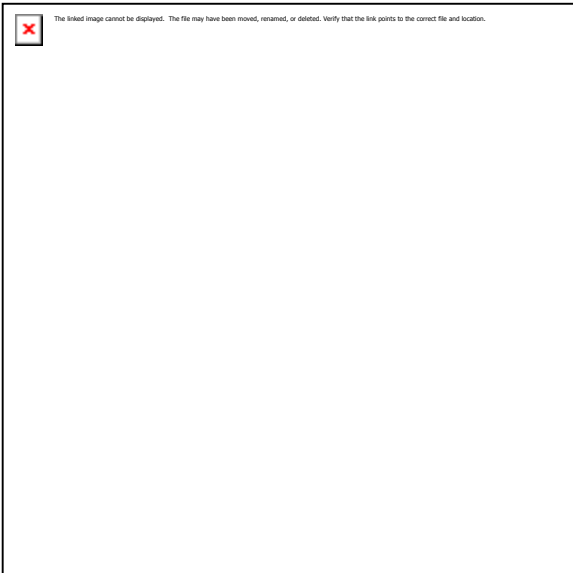




Delegated Report

Householder Planning Application

Planning Application No: 20220020

Location: 16 The Sandpipers Gravesend Kent DA12 5QB

Description: Erection of a ground floor rear and two storey side/rear extension.

Applicant: Mr & Mrs Huffer

Site Visit Date: 4 March 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 22001MH-PP-E-(01)00 – Existing Plans Ground Floor;
- Drawing no. 22001MH-PP-E-(01)01 – Existing Plans First Floor;
- Drawing no. 22001MH-PP-E-(01)01 - Existing Plans Roof Plan
- Drawing no. 22001MH-PP-E-(02)01 – Existing Elevations North;
- Drawing no. 22001MH-PP-E-(02)02 - Existing Elevations East;
- Drawing no. 22001MH-PP-E-(02)03 – Existing Elevations South;
- Drawing no. 22001MH-PP-E-(02)04 – Existing Elevations West;
- Drawing no. 22001MH-PP-P-(03)00 – Proposed Plans Ground Floor;
- Drawing no. 22001MH-PP-P-(03)01 – Proposed Plans First Floor;
- Drawing no. 22001MH-PP-P-(03)03 – Proposed Plans Roof Plan;
- Drawing no. 22001MH-PP-P-(04)01 – Proposed Elevations North;
- Drawing no. 22001MH-PP-P-(04)02 – Proposed Elevations East;
- Drawing no. 22001MH-PP-P-(04)03 – Proposed Elevations South;
- Drawing no. 22001MH-PP-P-(04)04 – Proposed Elevations West;
- Drawing no. 22001MH-PP-S-(13)01 – Site Plans, Location Plan;
- Drawing no. 22001MH-PP-S-(13)02– Site Plans, Existing Block Plan;
- Drawing no. 22001MH-PP-S-(13)02– Site Plans, Existing Block Plan; and
- Drawing no. 22001MH-PP-S-(13)03– Site Plans, Proposed Block Plan.

Relevant Planning History

Application No.	Description	Status	Decision
19840393	Erection of 100 dwellings with car parking and garages associated earthworks and laying out of access road onto Hillside Avenue and Old Road East	Permitted	22.11.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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 (2021)
- Technical housing standards – nationally described space standard (2015).

Consultations, Publicity and Representations

Consultees

Environmental Protection (Regulatory Services)

Having reviewed the application and verified the location of the proposed structure to be within the boundary of a historic landfill, conditions 6 and 7 of 20150121 should be applied to the application. These will be sufficient in minimising any risk of potentially perforating gas on the residential dwelling.

GBC Highways Officer

Whilst this proposal increases the number of bedrooms, the existing car parking provision is not affected. However, secure cycle parking should be provided for one cycle to comply with the requirements of SPG4.

KCC Highways

Proposal does not meet the criteria to warrant their involvement.

Neighbouring properties

13 surrounding properties were consulted with an overall consultation expiry date of 3 February – one response received the comments of which can be summarised as follows:

- Increasing number of bedrooms will increase existing parking problems in the cul-de-sac;
- No details of boundary treatment, legal documents states none are to be placed in front of the property, the existing front fence is not in keeping with the layout of the estate; and
- In reference to item 6 of the application form, there are trees in the garden of no 15 and one at the edge of the private access way to nos 12, 14 and 15 The Sandpipers.

Officer's Analysis

This application seeks planning permission for the erection of a ground floor rear and two storey side/rear extension.

The application site consists of a three bedroom two storey link detached dwelling. The site is located in an Area of Archaeological Potential and the Holyoake Mount Historic Landfill Site Buffer Zone.

No. 17 is attached to no. 17 The Sandpipers via a single storey attached garage. To the south is a turning area before further properties at the southern end of the cul-de-sac. The rear garden consists of a patio area with existing conservatory and then tiered levels, landscaped to address the steep gradient leading up to the properties at the rear in The Turnstones, a separate cul-de-sac at a much higher ground level.

At the front of the property there is a small front garden and a parking space for one car in front of the garage.

The two storey side/rear extension would have a depth of 7m overall with 3m of that projecting beyond the rear elevation, a width of 3m and a height of 6.4m to the top of the pitched roof. It would have a pitched gable ended roof. The single storey rear extension element would be across the rest of the rear elevation (although not garage element) and would have a depth of 3m, width of 5m and height of 3.3m to the top of the mono pitched roof. In the extensions overall there would be two windows in the front elevation, no openings in the south flank elevation, sliding doors and a window at ground floor and double doors at first floor in the rear elevation and no windows in the north side elevation. The extension would be faced with brickwork and tiles to match the existing.

Character and Appearance

No. 16 Warren View is located within a housing development that was granted full planning permission in 1984. Whilst there have been some alterations to the properties these are generally modest with single storey extensions and garage conversions in the main although there are several examples of two storey/first floor level extensions.

The two storey side/rear extension would be visible fully visible in the streetscene from the front and also from the side due to the open nature to the south of the property at the end of the cul-de-sac. The extension is well designed however, being set far back from the front elevation by 4m and set down from the main ridgeline of the host dwelling by 1.2m which creates a subservient extension. The two storey side

extension would extend beyond the rear elevation of the dwelling but this is to a modest amount (3m) and combined with the vast set down of the extension from the ridgeline, the eaves of the extension being in line with those of the main dwelling and the modest width of the extension, the rear projecting element of the extension is also considered subservient. The single storey rear extension element which would also extend 3m in depth is well designed with a sloping mono pitched roof which sits neatly under the first floor windows and it is modest in that it would not extend across the whole of the rear elevation to include the garage element. Overall the extension is considered to be subservient to the host dwelling and in keeping with its scale and character. As stated the extension would be fully visible in the streetscene but due to its well designed and subservient nature and the open nature of the area to the south of the dwelling it is considered the extension would not have any dominant impact on the surrounding area. There is a similar extension at the neighbouring property to the north no. 17 The Sandpipers (20140040 – first floor side extension and single storey rear) and in the case of the application property there is even more space surrounding the dwelling than in the case of no. 17.

Overall the extensions are considered in keeping with the scale and character of the host dwelling and would not have a negative impact on the streetscene. In respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The site is located in the Holyoake Mount Historic Landfill Site Buffer Zone as it is located in close proximity to this old landfill site. As such it must be ensured that any works do not disturb any existing protection against landfill gas. Environmental Protection (Regulatory Services) have advised that conditions as per nos. 6 and 7 attached to planning permission ref. 20150121 (which was for no. 9 The Sandpipers and for 'Conversion of detached single garage into bedroom and shower room/wc and erection of an infill extension at the rear linking existing conservatory to proposed bedroom' should be attached in order to minimise any risk of potentially perforating gas on the residential dwelling from construction of the extension. Conditions 6 and 7 of ref. 20150121 are as follows:

6. *The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.*

Reason *Due to The Sandpipers forming part of the Holyoake Mount landfill development site.*

7. *Prior to the works commencing on site, details of a gas impermeable membrane should be submitted and approved by the Local Planning Authority. The gas impermeable membrane shall be incorporated within the structure along with a ventilated sub-floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or adequate seals will have to be provided if the membrane has to be breached. The development shall be built in accordance with the approved plans and details.*

Reason *In the interest of amenity.*

Subject to these conditions (which the applicant has agreed the pre-commencement condition can be attached), it is therefore considered occupiers would be sufficiently protected from landfill gas.

In respect of garden size and depth, after the proposal the property would have a rear garden ranging from 10.5m – 12.5m in depth and a garden area of 130 sq.m which would exceed the minimum requirements as set out in SPG2. The bedroom would be 18.1 sq. m and therefore meets the requirement for a double bedroom as set out in the Technical housing standards meaning occupiers would have sufficient garden space.

In respect of neighbouring amenity the proposal, subject to conditions, is considered compliant with Policy

CS19 (LPCS).

Neighbouring Amenity

No. 17 The Sandpipers is the neighbouring property to the north which has a first floor side and single storey rear extension which projects 2.4m beyond the rear elevation. The proposed two storey side/rear extension is set well away from the boundary with no. 17 by 7.6m. Due to this distance and the modest projection to the rear the proposed two storey side/rear extension would cause no overshadowing or loss of light to the nearest window in the rear of the single storey rear extension at ground floor or the nearest window at first floor in the rear of no. 17. There are no windows proposed in the north elevation facing no. 17 therefore no overlooking.

There is no immediate property to the south of the application dwelling. The nearest properties to the south (nos. 11-15 The Sandpipers) are 21m away therefore no issues in respect of overshadowing or loss of light to these dwellings or overlooking (there are no windows proposed in the south flank elevation of the extension in any case).

To the rear are properties in The Turnstones with principally nos. 10 and 11 to the rear of the application site. There is a distance of some 26m from the rear wall of the proposed extension and the rear elevations of both those properties so it is considered the proposed two storey side/rear and single storey rear extension would cause no impact on the amenity of nos. 10 and 11 The Turnstones with regards overshadowing or loss of light or overlooking given the minimum distance for facing windows across gardens as per SPG2 is achieved. Furthermore the properties in the Turnstones are set at a much higher level than the application site such that no overlooking could be afforded. There is a Juliet balcony proposed in front of the doors serving the bedroom in the rear elevation of the two storey side/rear extension. As this is shown to be a Juliet balcony not a balcony which can be stood upon etc then this is considered acceptable and does not raise any additional overlooking issues. In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The number of bedrooms would increase by one to make it a four bedroom property. The car parking would remain the same i.e. garage and one space in front. The two spaces meets the maximum parking standards for a four bedroom dwelling as set out in SPG2. The Highways Officer raises no objections. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion and Recommendation

The proposed extensions are considered acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety and therefore accords with local and national planning policy.

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	
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Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7 April, 2022	Dated:	

Gravesham Borough Council