



Delegated Report

Householder Planning Application

Application No:	20220328
Location:	210 Lower Higham Road, Gravesend, Kent Da12 2NN
Description:	Erection of a single storey rear extension
Applicant:	Mr Tony Gibbons
Site Visit:	19 th April 2022

Submitted Documents/Plans

Application form;
Site Location Plan;
Drawing Number 22-01-02 A – Block Plans – Existing and Proposed;
Drawing Number 22-01-04 – Floor, Roof Plans and Front Elevations – Proposed; and
Drawing Number 22-01-05 B – Revised - Rear and Side Elevations – Existing & Proposed.

~~Drawing Number 22-01-02 Block Plan – Existing and Proposed.~~
~~Drawing Number 22-01-05 Rear and Side Elevations – Existing and Proposed~~

Relevant Planning History

No relevant 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 Well-Designed Places

Supplementary Planning Guidance

- SPG 2 - 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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comments received.

Internal Drainage District - No comments received

KCC - Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Environment Agency

The site is located in an area which is known to be at risk from flooding. However, due to the nature and scale of the proposal, we have no objection on flood grounds. The applicant should be made aware that the development, even if above the flood level, is within a flood plain and may have problems with surface water disposal, dampness and means of access during flood events.

GBC - Highways Officer

Applications such as these require very careful consideration as the garage was provided as a car parking space originally. The width would not conform to current requirements but as this is not altered as result of development it is acceptable. The length of the garage will however change and so must meet the preferred requirements of SPG4, which is a length of 5.5 metres, if the garage is still to be accepted as a parking space, this does not appear to be the case.

Therefore, a second parking space needs to be provided within the front garden, this needs to be 2.5 metres by 6 metres deep as it would be in front of the door to the property. This depth of parking space cannot be provided, as the garden narrows as you travel west. However, by removing the outward opening porch doors it may be possible to achieve a suitable layout.

A parking plan could be submitted showing two car parking spaces perpendicular (or near perpendicular) to the carriageway. Generally, spaces are 5m x 2.5 metres, but here some variation may be required to conform to guidance. The length needs to be increased to 6 metres in front of a door to the property and the width increased to 2.7 metres when the space is adjacent to an enclosed boundary. This arrangement may encroach on the Tree Protection Zone for the nearby street tree and only KCC can advise but they make a charge for it, although a self-assessment is possible following guidance on the County Councils web site.

https://www.kent.gov.uk/_data/assets/pdf_file/0004/27688/Vehicle-crossing-pre-application-guidance.pdf

So as presented the application is not acceptable as there would be the loss of a parking space. Two options are available to the applicant the first is to alter the internal proposals to leave a garage at least 5.5

metres long. The alternative is to provide a second parking space in the front garden, but this involves the removal of the porch doors and there may also be potential conflicts with a street tree. Any drive way alterations would have to be constructed from a bound porous material.

Secure storage will be required to be maintained for the secure parking of 4 cycles that can currently take place within the existing garage.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired on 21st April 2022.

Officer's Analysis

210 Lower Higham Road is a semi-detached property located on the southern side of the highway in use as a single dwelling. The property appears to have been previously extended to both the rear and side elevations, however there is no planning history for this.



Design, Character and Appearance

The application proposes the erection of a single storey rear extension which will replace the existing projection. The extension will have a flat roof at a height of 2.74m. It will extend beyond the rear wall by 4.3m and have a width of 8.8m. The parapet edges of the roof will be constructed up to the shared boundaries.

The extension will create space for a new open plan kitchen and seating area. The rear of the existing garage will be converted to create a utility / cloak area and shower room. There will be one roof light window in the roof and bifold doors out onto the garden. It will be constructed using matching materials to the main dwelling with a rendered finish.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance 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

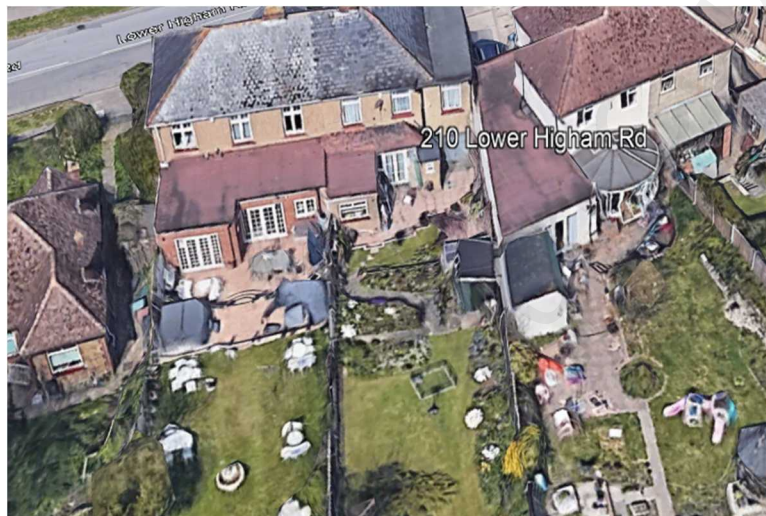
The development will safeguard the amenity of future occupiers. The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 24.6m and an area of 220.8m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

Due to the presence of rear extensions on both adjacent dwellings, the development will not have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure (see Google image below):



Overall the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The Highways Officer has recommended that the proposal would not be acceptable due to the loss of a parking space. However, the width of the garage at 2.09m is substandard, only suitable for storage and not currently being used for vehicular parking. The applicant would also be able to convert the existing garage into habitable space as there are no planning conditions restricting the use of the garage. Lastly, the applicant has retained enough storage space for cycles within the proposed plans. As such, there are no objections to the conversion of the rear section of the garage.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Miss N Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	10 th May 2022	Dated:	10th May 2020

Gravesham Borough Council