

Delegated Report

Householder Planning Application

Planning Application No:	20230194
Location:	47 Truro Road Gravesend Kent DA12 5RQ
Description:	Erection of single storey rear and side extension to main property with new single storey annex to end of rear garden.
Applicant:	Mrs Shelley Neesam
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

Application form
Drawing no. 042-01 (Existing Plans & Elevations)
Drawing no. 042-02 (Proposed Plans & Elevations)
Drawing no. 042-03 (Proposed Annex Drawings)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220805	Erection of a side extension to provide a self-contained facility and single storey rear extension.	Refused	13.09.2022
20161022	Erection of a single storey rear and side extension.	Permitted	06.12.2016
20140241	Application for a Lawful Development Certificate for the construction of dormer extension in rear roof slope involving side extension to roof and conversion of roof space into a bedroom and ensuite shower room/wc.	Certificate Granted	23.05.2014

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

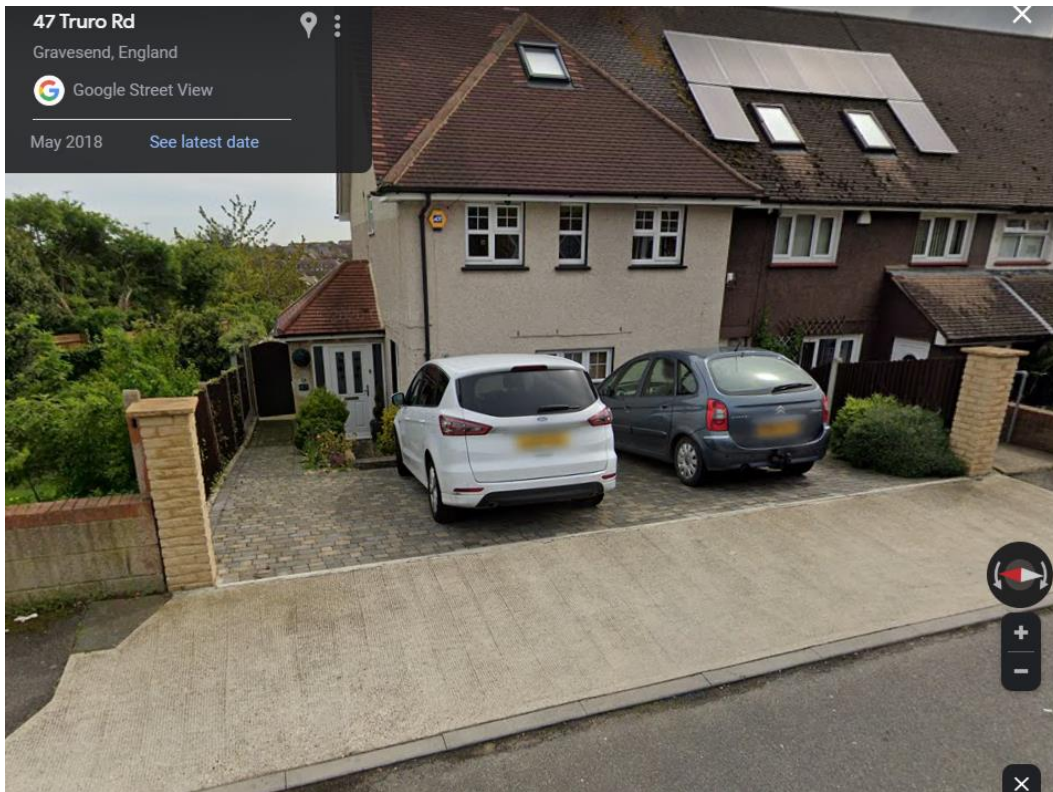
Consultations, Publicity and Representations

GBC Highways

This application is complicated as the parking to the front of the property does not meet current parking standards for parking perpendicular to the highway; it would at best accommodate a single vehicle parallel to the carriageway. However, looking at Goole Maps, the carriage crossover was constructed in July 2012 or earlier (but after August 2009).



During the period the drive has been in use vehicles have been parked perpendicular to the highway.



Given what has been permitted and how it is used, it would be inappropriate to require the latest parking standards to be applied in terms of parking bay sizes.

The width of the front garden can readily accommodate three cars so in terms of the numbers of vehicles that can be parked, guidance is complied with. However, as the annex provides an additional bedroom, a secure cycle parking space should be required to comply with the requirements of SPG4 of one cycle space per bedroom.

I would suggest the use of the annex is restricted to ancillary to the occupation of the main dwelling and cannot be used for commercial purposes such as B & B as this could create its own car parking requirement for which I would suggest a full size parking bay should be provided due to the change in use.

Neighbouring properties

The application has been advertised by individual neighbour letters to 8 properties, and on site. The consultation periods expired on 12 and 21 April 2023.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Background

A previous application 20220805 for the erection of a side extension to provide a self-contained facility and single storey rear extension was refused on the following grounds:

1. *The proposed 'self-contained facility' would not be for use incidental to the main dwelling due to the potential for forming a wholly separate unit of accommodation with its own independent access, which together with an inadequate standard of accommodation for future occupants, and privacy, noise and disturbance issues for the existing dwelling, will be out of character in this area of single family*

dwellinghouses and will have an adverse impact on the residential amenities of both properties. The proposal would therefore fail to comply with the requirements of saved Policy H5 of the Gravesham Local Plan First Review 1994, Policies CS02, CS14 and CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

2. The proposed two storey side extension and extended rear dormer are considered to comprise inappropriate extensions that are excessive, bulky and poorly designed, and would be out of keeping with the character and appearance of the existing terraced dwelling and its neighbouring counterparts. The proposal would therefore 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.
3. The proposed self-contained facility would be likely to increase the pressure placed on parking in the area as a result of the increased demand and reduced capacity for parking at the site. The proposal would therefore fail to comply with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

This application has been submitted in an attempt to overcome these refusal grounds.

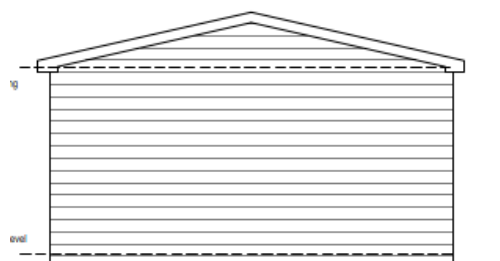
Proposal

This application seeks permission for the erection of a single storey rear and side extension to the main property with a new single storey annexe at the end of the rear garden.

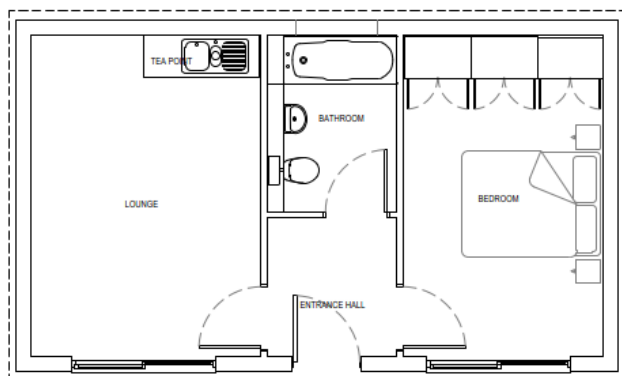
The annexe will be approximately 8.8m wide and 5m deep. It will have a low pitched roof, and will be approximately 2.58m to eaves height and 3.2m to the top of the pitch. Internally, there will be a lounge with kitchenette, a bathroom and a bedroom. In the application form, the annexe is stated to be ancillary. The small kitchenette has only a sink; all meals will be prepared in the extended kitchen of the main house.



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

As set out in pre-application discussions, the annexe is intended for a family member of the main occupants

of the property.

The single storey side/rear extension will incorporate the existing porch addition at the side. It will have a flat roof up to approximately 3m high, will extend 1.9m to the side and 3.3m to the rear. It will contain a porch, WC, kitchen, dining area and utility.

Main Issues

With regards to the single storey side/rear extension, there are no concerns raised with this aspect of the proposal, particularly considering the previous planning permission granted under 20161022 for such a similar proposal. There are no changes in circumstances that would alter the acceptability of this aspect of the proposal. As before, the windows in the side elevation should be obscured and additionally it would be worth conditioning the prevention of the use of the flat roof as any kind of balcony or terrace.

Approved side/rear extension plans for 20161022:



Current proposed side/rear extension plans:



The principal issues for consideration with this proposal are the design and impact of the proposals on the character and appearance of the application site and street scene, the impact on residential amenities, and on parking and highway safety.

Design, Character and Appearance

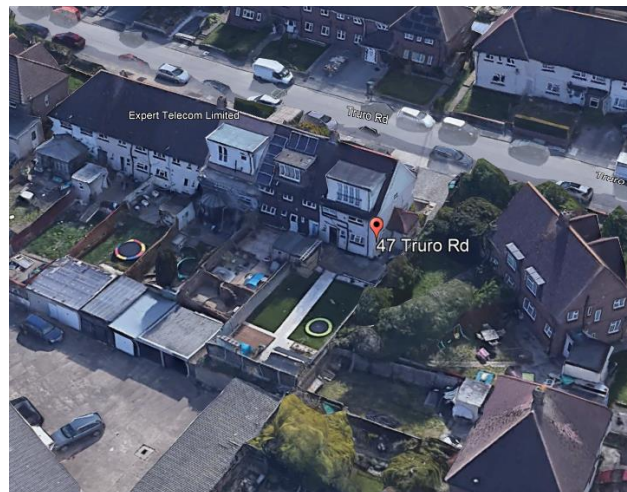
Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The properties on Truro Road consist of a mix of mid-20th century terraced and semi-detached properties built on good size plots. 47 Truro Road is an end of terrace property, which has been previously extended with a hip to gable roof extension and dormer in the rear roof slope granted under application 2014024, and a single storey side addition forming an entrance porch.

The property's front garden has been replaced with hardstanding with enough space for two vehicles to park. At the rear, the house backs onto a communal garage/parking area serving the rear of properties on Truro Road, Bristol Road, and Taunton Vale.

Current Google Earth Images:



The proposed detached annexe would be located at the end of the rear garden of the property and would not be visible from a general public vantage point, though would be seen from the rear parking

area. There is a land level change from the rear gardens of the terrace on Truro Road down to the parking area; the flat roofs of the garages in the parking area are essentially level with the gardens of the Truro Road properties.

As the application property is located in a corner of the rear garage/parking area, there is no garage at its back and its garden extends further in length than its neighbours'. There are other outbuildings in the rear gardens of the surrounding properties, and indeed the application property already has a shed, so a further rear outbuilding would not be uncommon here. The proposed annexe building would also not be excessively outside the confines of what could be constructed under permitted development; at 3.2m to the top of the pitch the height of the building would exceed the 2.5m high restriction within 2m of the property boundaries by 0.7m, and the eaves are also just above the 2.5m restriction at 2.58m. Overall, the proposal would not be out of keeping or excessive in size or height and would be subservient to the main property. The low pitch of the roof also helps keep the bulk of the building down. The proposed materials include timber cladding, which is appropriate for such an outbuilding.

The annex will be not independently accessed without passing through the main gate of the host dwelling, with no other form of access from the rear.

On this basis, the building will have no adverse impact on the character and appearance of the property or surrounding street scene. The proposal would be in accordance with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 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 2014, 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

In terms of additional living accommodation, the proposal will add a further one bedroom to the application property, bringing the total number of bedrooms to 5. Garden space around the property will be affected; with the addition of the proposed rear extension and outbuilding, 95m² will remain. This is only just under the 100m² requirement for 4+ bedroom properties and given the presence of mostly smaller gardens in the surrounding properties, this reduction in the size of the garden is not considered to be out of keeping. There is therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

If the proposed annexe were ever to be severed from the main dwelling, there would be amenity concerns: there is no proper kitchen so it would not adequately serve as an independent self-contained unit of accommodation on a long-term basis. At just under 39m² internally, there could be issues over the size of the accommodation being inadequate and there would certainly be privacy and noise and disturbance issues between the properties on the site and inadequate amounts of amenity space and parking.

There is a potential for the proposed annexe to be occupied independently as it is detached from the main dwelling and separate access could possibly be gained to it from the rear, though this would be problematic given the level changes at the rear. However, there are various factors involved in the proposal that connect the annexe to the main dwelling. It is in close proximity to the main house and parking space will remain at the front of the property. There would be no cooking facilities within the annexe; it would be reliant on the main dwelling for food preparation. The servicing will also come through the main house. The size of the accommodation would also be modest and would not adequately serve as a separate self-contained unit of accommodation. Furthermore, it has been made clear that the annexe is for the sole use of a family member.

In this case, a condition restricting the annexe as ancillary accommodation related to the existing main dwelling would help prevent any adverse impacts on amenities. A condition restricting the physical subdivision of the plot with fencing etc. would also be appropriate. Based on the imposition of these conditions, the proposal would be acceptable in term of amenity impact.

Neighbouring Properties

In terms of the impact on neighbouring amenities, the use of the annexe would not cause material harm to any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. The annexe is single storey and is positioned at the bottom of the garden away from neighbouring dwellings and would be unlikely to cause any overlooking issues or loss of privacy or light. There are no side windows proposed, though these would regardless be unlikely to be higher than a typical boundary fence between residential properties. The window at the rear would be high level and would serve a bathroom and would therefore have no adverse impact on neighbouring amenities.

It must also be considered that no representations have been received from neighbouring properties raising any amenity concerns.

Overall, the proposal would therefore safeguard the amenities of neighbouring properties, and as such, would comply with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Highways and Parking

There is parking provision at the front of the property on the driveway.

There would be an additional bedroom at the property as a result of the proposal. As a 5 bedroom property the parking requirement would be 3 spaces. However, the property has existing parking for at least 2 cars that would be unaffected by the proposal (though these spaces do not technically comply with current parking space requirements). The site is also in a sustainable location. As an 'extension' to the dwelling, the car parking provision would be acceptable, and it is not considered that there would be any significant pressure placed on parking in the area as a result of the annexe use.

However, the annexe would only be acceptable on parking grounds if it is ancillary to the occupation of the main dwelling. This would be ensured by the proposed restricted ancillary use condition discussed above. On this basis, it is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The proposal is considered to be acceptable in terms of the impacts on the character and appearance of the application site and surrounding area, on residential amenities and on parking and highway safety. The proposal is therefore considered to comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994 and paragraphs 111 and 130 of the NPPF 2021.

Approve with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
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Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	20 April 2023	Dated:	24th April 2023