

Delegated Report

Householder Planning Application

Planning Application No: 20240192

Location: 50 Northridge Road Gravesend Kent DA12 5AY

Description: Demolition of existing garage at rear of garden and erection of a new outbuilding to form a home office and storage; demolition of existing single storey rear extensions and erection of a new single storey rear extension.

Applicant: Mr Connor Isaacs, Housing Quarters Ltd

Site Visit Date: 20 May 2024

Submitted Documents/Plans

Application form;
Sheet no. 00 (Outbuilding existing and proposed floor plans and elevations);
Sheet no. 00 – (Proposed southern and northern elevations);
Sheet 01 (Existing block plan);
Sheet 01 (Proposed block plan);
Sheet 00 (Existing and proposed floor plans and elevations);
Sheet 01 (Site location plan);
Design & Access Statement.

Relevant Planning History

None.

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

7 surrounding properties were consulted plus site notice – overall consultation expiry date was 24.04.2024 – one response received (objection) the comments of which can be summarised as follows:

- Concerned that the garden room will be used as an Airbnb which I don't want as parking is already an issue;
- Doesn't understand the need for home office with a shower room when the house has a study at the front of it;
- Blocking of daylight.

Officer's Analysis

The application site consists of an end of terrace two storey dwelling.

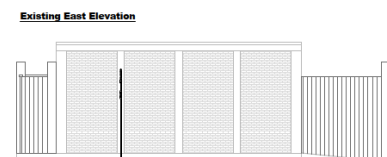
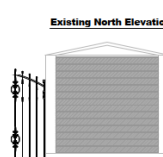
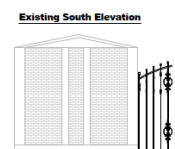
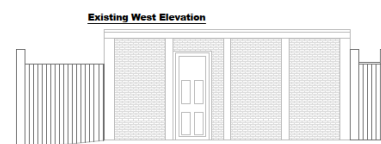
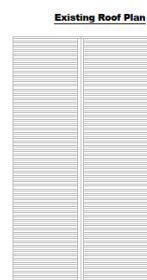
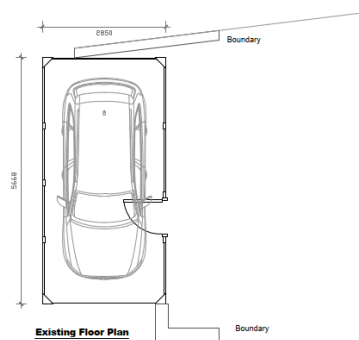
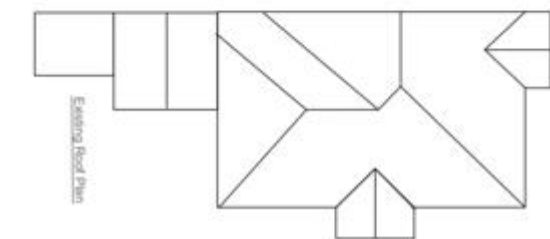
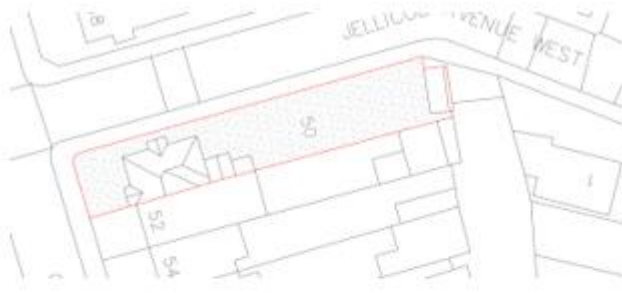
The proposal is for demolition of existing garage at rear of garden and erection of a new outbuilding to form a home office and storage; demolition of existing single storey rear extensions and erection of a new single storey rear extension.

The principal considerations are as follows:

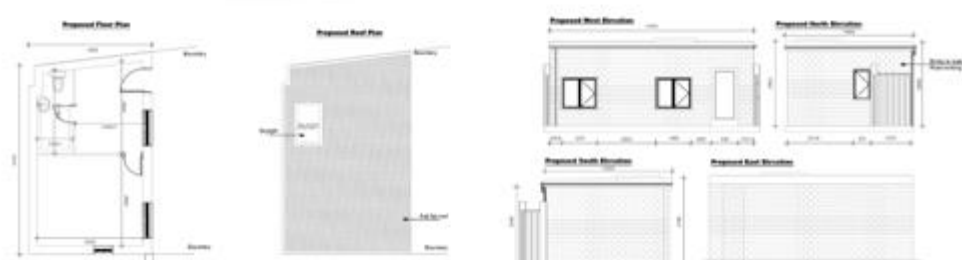
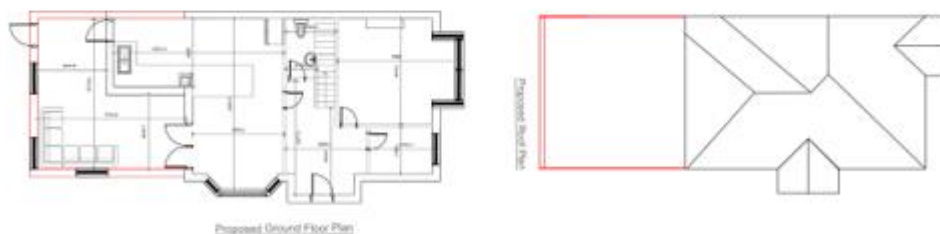
Design, Character and Appearance

For ease of reference the existing and proposed plans are as follows:

Existing:



Proposed:



The first element of the proposal is the replacement of the existing two single storey rear extensions with one single storey rear extension. The nearest existing extension to the house is a lean-to across half of the rear elevation and the extension attached on the back of that is of a slightly smaller width and height and has a flat roof. The proposal is to remove both of these extensions and construct one extension which would have a mono pitched roof, be full width and extend to a depth of 6m. Whilst a large depth and the mono pitched roof at this length does not appear particularly attractive there are several matters which have to be considered. The existing two single storey rear extensions have a combined overall depth of 5.8m. The proposed extension would therefore be only 200mm greater in depth than the combined depth of the

existing rear additions. Also at 6m in depth the extension would not be out of keeping with the host dwelling which is some 9.9m in depth. The extension would have a mono pitched roof which would be 3.4m in height at the part nearest to the dwelling and which would decrease down to 2.6m at the rear wall. Although deep with a long mono pitched roof, the mono pitch roof is at least a simple roof form and it means the height of the extension is kept to a minimum and any unnecessary bulk reduced. The extension would also be the same depth as the two existing extensions at the rear of the property to the south no. 52 Northridge Road which has a flat roofed single storey rear extension and then a lean to conservatory on the back of that. There are other similarly sized extensions further along the terrace with various roof forms. The plans show the extension would have roof tiles to match existing. If permission were to be forthcoming a condition could be attached to state the external facing materials of the extension shall match the host dwelling.

Overall therefore it is considered that the removal of the two existing single storey rear extensions and erection of the one single storey rear extension proposed would be in keeping with the scale and character of the host dwelling and the streetscene.

The second element of the proposal is the demolition of the existing detached garage at the bottom of the garden and erection of a new outbuilding which would form a home office and storage. The existing garage is 5.6m in length, 2.8m in width and 2.7m in height to the top of the pitched roof. The proposed outbuilding would be 6.9m in length, 4.3m in width and 2.9m to the top of the highest point of the flat roof which has a slight slope. The footprint of the existing outbuilding is 16 sq. m and the footprint of the proposed outbuilding would be 27.9 sq. m. The host dwelling has an existing footprint of some 81 sq. m so the outbuilding would be in keeping with the scale of the footprint of the main dwelling. Its width and length would not be excessive, nor would its height. The flat roof is considered acceptable on a single storey building in the rear garden. The plans show it would have a felt roof and bricks to match those on the existing brickwork on the dwelling. There would be two windows facing into the garden and one to the street. There are similar sized and larger outbuildings in the rear gardens of other dwellings in the terrace therefore it would not be out of keeping. Overall the proposed outbuilding would be in keeping with the scale and character of the host dwelling and would not cause any impact on the streetscene.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

After the proposed development the property would have a garden area of 188 sq. m and rear garden depth of 22m. This would exceed the minimum garden area and rear garden depths for a dwelling with three bedrooms as set out in SPG2 (2020). In respect of the amenity of occupiers the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the south is no. 52 Northridge Road, this property has a single storey rear extension with a conservatory on the back of it. On the southern boundary with no. 52 the existing two single storey rear extensions at no. 50 have a combined overall depth of 5.8m. The proposed extension at 6m in depth would therefore be only 200mm greater in depth than the combined depth of the existing rear additions. Furthermore, the proposed extension would be only 200mm greater in depth than the combined depth of the extension and conservatory at no. 52. As such there would be no harmful impact on the amenity of no. 52 Northridge Road.

The proposed outbuilding would be located where the existing garage is, it would be larger (sizes given in the design section above so will not be repeated here). At the scale the building is and the distance it would be from the neighbouring properties there would be no harmful impact on them. At 7.7m from the nearest part of no. 1 Jellicoe Avenue West and the height of the building being 2.9m there would be no overshadowing or loss of light caused and there would be no overlooking as no windows in the east elevation therefore no overlooking. The distance to the nearest part of no. 52 Northridge Road would be

some 21.9m therefore again no impact regarding overshadowing or loss of light. There are two windows proposed in the west elevation facing down into the applicant's garden, one of which would serve the home office and the other the store. As the windows would look down into the rear garden of the application site there would be no overlooking into the rear elevation of no. 52 however, there is a distance of 21m in any case which meets the minimum privacy distance.

In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The existing single garage would be removed however, the front garden is hard paved for the parking of two vehicles. For a three bedroom dwelling, two spaces meets the maximum parking standards for a property with 2 and 3 bedrooms as set out in SPG4 (2006). The loss of the garage would therefore not cause any additional parking demand and the property would continue to have sufficient off-street parking. As such in respect of parking and highway safety the proposal would be compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	R Hart
Dated:	21st May 2024	Dated:	22nd May 2024