

Delegated Report

Application No: 20220655

Location: 53 South Hill Road, Gravesend DA12 1JX

Description: Erection of a two storey side extension, first floor rear extension and associated internal alterations.

Applicant: Ms Vicky Lewis

Site Visit Date: 27 June 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form;
Site plan;
Heritage Statement;
Drawing no. 101/A (existing plans);
Drawing no. 201 (proposed plans); and
Drawing no. 202 (block plans).

Relevant Planning History

20211561	Erection of a two storey side extension, first floor rear extension and associated internal alterations.	Refused	23.03.2022
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Windmill Hill Conservation Area Character Appraisal (2007)

Planning (Listed Buildings and Conservation Areas) Act 1990

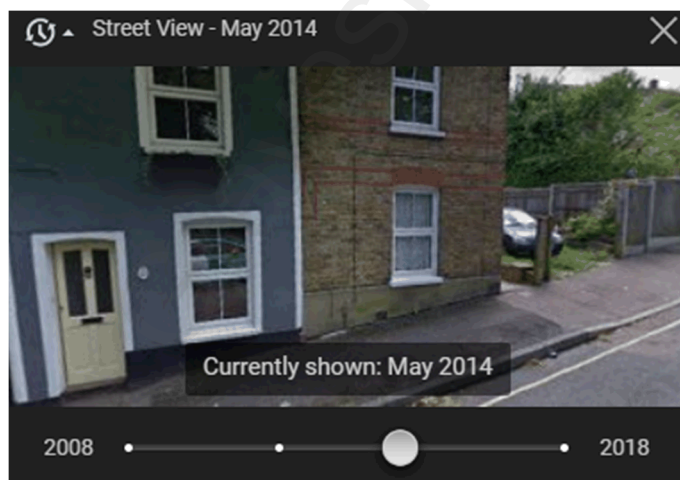
Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Highway Development Management Officer

This is a difficult application to consider, whilst the number of bedrooms remains constant, a car parking space will be lost, as the depth of the parking area is insufficient to accommodate most modern cars.

Google Street View, provides evidence that the parking area has been in use



Whilst the property, may be considered edge of centre, it is located on a hill which may deter many from walking or cycling to and from the town. Therefore in the interests of nil detriment, a parking

space should be retained. This can be done by setting back the ground floor side extension sufficiently to provide ideally a 5.5metre deep parking bay to allow pedestrian access around the vehicle, but 5 metres would suffice to comply with the requirements of SPG4, with an absolute minimum of 4.8 metres to meet any other planning considerations.

GBC – Conservation Officer (from previous application)

The revised proposals have reduced the visual bulk of the extension, which goes some way to mitigating the harm caused by the previous proposals. On balance the proposals are acceptable subject to ensuring external details and materials are secured.

Suggested conditions:

Windows/doors to be agreed; timber

All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 & 1:2 or full scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

Trickle vents (Use with 11CA04)

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby permitted.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Treatment of window/doors heads/cills

Before any window or door heads and cills are installed, details of their design, material and construction, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed heads and cills details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

External materials agreed; general

Before any construction occurs above damp proof course (DPC) level, samples or detailed specifications of all external materials to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Treatment of verges & eaves

Before any construction occurs above damp proof course (DPC) level, details of the treatment of verges and eaves hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure the development preserves the character and appearance of the Conservation Area.

Vent of roof not via tile vent

Ventilation of the roof space shall not be provided via tile vents.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Rainwater goods agreed; general

Before the rainwater goods hereby permitted are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Rooflights

All rooflights hereby permitted shall be conservation style rooflights set as flush as practicable within the roof slope.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Remove PD; rooflights, dormers, solar PV

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or and order revoking or re-enacting that order), no dormer windows, roof lights (other than those approved as part of this development) or solar panels shall be placed on roofs of the buildings hereby permitted, without the prior approval of the Local Planning Authority.

Reason: The site is prominently located within the Windmill Hill Conservation Area. The unsympathetic extension or alteration to the approved building may cause harm to the character and appearance of the Conservation Area.

Neighbouring properties

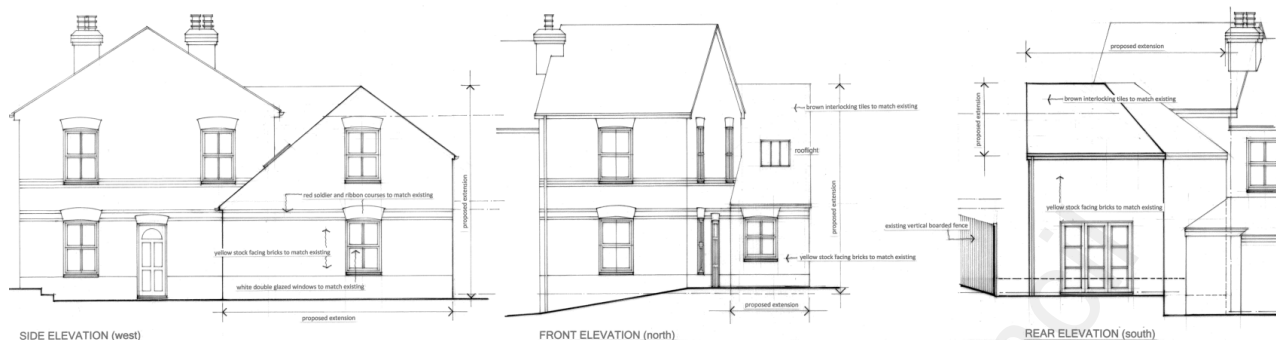
The application was advertised by site notice and individual letters to four neighbouring properties. One letter of support has been received. The consultation period expired on 29 July 2022.

Analysis

Proposal

This application seeks planning permission for the erection of a two storey side extension, first floor rear extension and associated internal alterations.

The ground floor element of the side extension will project approx. 2.25m at the front and 0.8m at the rear. The first floor extension will project approx. 5m to the rear and will be 5m wide at the widest point. The extension will provide for a living/kitchen/diner at ground floor and a larger master bedroom at first floor and will be finished with a pitched roof. The proposed plans are shown below:



Background

20211561 sought permission for a two storey side/ rear extension which is shown below:

Existing Elevations



Proposed Elevations



This was refused on the following grounds:

1. *By virtue of the location, size and scale, the proposed two storey side and first floor rear extensions are considered to be unacceptable, as they would be a dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot, that is considered to be detrimental to the character and appearance of the property, the adjoining terrace and the character of the Windmill Hill Conservation area, contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), Policy TC3 of the Local Plan First Review (1994) and paragraph 197 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.*
2. *Due to the location, size and scale, the proposed first floor rear extension would result in a detrimental impact on the amenities of the adjacent dwelling in terms of loss of outlook and light to the rear facing habitable rooms and garden area, and detrimental on the*

amenities of future occupiers due to the loss of the garden space, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and paragraph 130 of the National Planning Policy Framework (2021).

Character, Appearance and Impact on the Conservation Area

The site is a two storey terrace dwelling within the urban area of Gravesend, within the Windmill Hill Conservation Area as defined on the adopted Gravesham Local Plan Core Strategy policies map. According to the 2009 conservation area character appraisal, "The character of the Conservation Area is of a residential suburb, containing a large number of buildings of architectural and historic interest. The buildings are relatively unaltered and generally in a good state of repair."

Section 72(1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that when considering any planning application that affects a conservation area, a local planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve, and where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include Gravesend Town Centre and the Borough's urban and rural conservation areas.

At a national level, the revised National Planning Policy Framework (NPPF) 2021 at section 12 (Achieving well-designed places) sets out the national policy on good design. It states that development should be sympathetic to local character and history, including the surrounding built environment. Section 16 (Conserving and enhancing the historic environment) sets out national policy heritage matters and it states that great weight should be given to a heritage asset's conservation. Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 197 requires local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS02 (LPCS) prioritises development in the urban area as a sustainable location for development.

Policy CS19 (LPCS) states that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.

The property is located within a residential area and is the end terrace of a row of similar size, layout and design. The application property is a two storey two bedroom end-terrace that benefits from a larger corner plot that is triangular in shape. There is an existing single storey outrigger extension to the rear that has a sloping roof that extends across the whole width of the existing property and has parking to the side for one car.

53 South Hill Road is an end terrace that forms the upper end of a terrace of late 19th century/early 20th century houses, commonly described as two up two down with a single storey outrigger. It is located adjacent to a link road that leads to the top end of Constitution Hill, where a similar terrace of houses back onto those in South Hill Road. The gable end of both terraces can be seen from

South Hill Road looking towards the Constitution Hill link Road. Due to the gradient of the hill and the open view of both terraces, the chimney stacks contribute to the appearance of the conservation area.



Within the CA appraisal the east to west of South Hill Road is recognised as a principle positive view. The site is located within the character area 2a. This area follows the steeper slopes of the hill as it rises up and steep, narrow lanes characterise the area. The brick terraces in the area (nos. 40-53) are recognised as modest, with less elaborate architectural detailing than those on Shrubbery Road. The row on South Hill Road are set at the back of pavement line. While these have lost a number of architectural features such as original windows, they create an attractive hard boundary to the street, emphasising the strong curve in the road at this point. The bend in the road leads to a wide open area, where the three split parts of South Hill Road converge.

The principle features of this character area include groups of buildings set on terraces up the hillside, creating important views up to, and down across buildings and roofscapes. The rear elevations of many of the buildings are visible. A negative feature of this terrace is identified as the loss of architectural features such as doors and windows. Also, unsympathetic alterations to rear elevations that are highly visible from within the Conservation Area which can be seen from South Hill Road.

The application site is located at the end of the terrace, on a junction with a narrow road and therefore the front, rear and side elevations are all readily visible from the street. The proposals have been redesigned since the previous refusal and, overall, have been reduced in width and height. Due to the location of the property they will still be readily visible, however, they will appear more subservient and, on balance, will preserve the character and appearance of the Conservation Area.

In terms of details, the proposed white uPVC windows and doors are not acceptable. A condition is recommended that they should be finished in timber and full joinery details shall be submitted. Likewise, details of window/door heads/cills shall be submitted along with details of materials and treatment of verges and eaves.

The proposal, on balance, is considered acceptable in terms of design, location, size and scale, and would preserve the appearance of the existing dwelling and the Windmill Hill Conservation Area. The previous ground of refusal has been overcome. The proposal therefore accords with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved policy TC3 of the Gravesham Local Plan First Review 1994, Sections 12 and 16 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Amenity of Future Occupiers

The proposed master bedroom exceeds the minimum space standards for a double bedroom. There will be windows to the front and side providing sufficient outlook and daylight to the room.

The rear garden is approx. 25.4sqm in area to the rear and approx. 17sqm to the side which is a total of approx. 42sqm. The proposed extension will reduce this garden space by a further 10sqm which will result in a garden that would fall short of the minimum garden size for a 1-2 bedroom property as set out in the adopted local residential standards of 32.2sqm and a depth of 7.6m. However, on balance, it is not considered a significantly under the standards and is therefore acceptable in this instance.

Neighbouring Amenity

The proposed extension will be built off the side and rear wall of the existing extension at ground floor and will extend closer to the road to the west. The two storey element will be set back from the neighbouring property by approx. 0.6m. Concerns were raised previously about the proximity and height of the proposed extension and the impact on the neighbour to the east. The plans now show the roof to pitch away from this neighbour's rear window and an overall reduction in height.

The existing outrigger already forms a dominant feature. The proposed first floor extension, due to its set-back from the boundary and reduction in height, on balance, will not result in significantly more loss of outlook or daylight than the existing situation. Likewise, the reduction in the overall bulk reduces the dominance of the proposal on this neighbour.

There are no windows proposed at first floor to the rear and all other windows face onto the front gardens of properties to the west; therefore there will be no detrimental impact on any other neighbouring properties in terms of loss of amenity.

The proposal, on balance, would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light and outlook and would not have an overbearing impact when seen from the adjacent neighbouring garden. The previous ground of refusal has been overcome. As such, the proposal accords with Policy CS19 of the Core Strategy and paragraph 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposed works are lesser than what was previously proposed when no highways objections were received. The proposed plans show a parking space to remain. As there will be no additional bedrooms and no loss of parking, no objection is raised on highways grounds.

Conclusion

The proposed extension, on balance, is considered to have no significant detrimental impact on the character and appearance of the area and will preserve the character of the conservation area. It will not result in the loss of amenity to neighbouring properties, or impact negatively on parking or highways safety and therefore complies with the abovementioned policies and is recommended for approval. The previous grounds of refusal have been overcome.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 01 August 2022	Dated: 01 August 2022

Gravesham Borough Council