

Delegated Report

Householder Planning Application

Application No:	20220059
Location:	6 Westfield Close, Gravesend, Kent, DA12 5EH
Description:	Demolition of existing garage and erection of a 2 storey side extension.
Applicant:	Mr And Mrs Wilson
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 19/01/2022;
Drawing no. SP-487-P-100-01 - Site Location Plan (scale - 1:1250);
Drawing no. SP-487-P-100-02 - Floor Plans as Existing;
Drawing no. SP-487-P-100-03 - Elevations as Existing;
Drawing no. SP-487-P-100-04 - Floor Plans as Proposed;
Drawing no. SP-487-P-100-05 - Elevations as Proposed;
Drawing no. SP-487-P-100-06 - Rev. A - Block Plans as Existing and Proposed.

Relevant Planning History

No relevant planning 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

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.

Local Ward Councillor - No comment received.

Neighbouring properties

Seven surrounding properties were consulted and one representation was received. The neighbour representations raised concerns that are civil matters between neighbours, and are non-material planning considerations that are not relevant to this decision. The concerns are issues between neighbours.

The consultation period expired 6th May 2022.

Officer's Analysis

6 Westfield Close is a two storey semi-detached property located on the southern side of the cul-de-sac. The property has an attached garage to the side, has a hard-paved frontage for vehicular parking and an outbuilding within the rear garden. There is a single storey rear extension on the property, which has been in situ since at least 2013 and is lawful through the passage of time.



This application proposes demolition of the garage and erection of a two storey side and single storey rear extension. The extensions will have the following dimensions:

Two Storey Side Extension:

- Depth - 7.65m
- Width - 2.3m

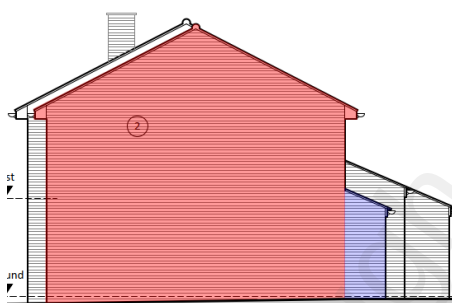
Single Storey Rear Extension:

- Depth - 1m
- Width - 3.05m

- Height (max) - 7.2m
- Height (eave) - 5.1m



- Height (max) - 2.8m
- Height (eave) - 2.35m



The extensions will create space at ground floor for a store, utility room and wc. At first floor there will be space created for a single bedroom, shower room and cupboard. The store will have a garage door and there will be a window and door at the rear out onto the garden. A window will serve the bedroom on the front elevation and one serving the bathroom on the rear. No flank windows or openings are proposed.

Design, Character and Appearance

The extensions are not excessive in size or bulk and the two storey extension is subservient and subordinate to the host dwelling. Moreover, some other properties within the surrounding area have completed similar side extensions. The extensions will be constructed using materials that match the host dwelling and are considered to be visually attractive. Overall, the development is well designed and 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 proposed development will increase the number of bedrooms in the property to four. The new bedroom will have a floor space of 6.9m², which is in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020) for a single bedroom. The new shower room will have an area of 4.1m² and is similarly in accordance with the RLG.

However, the extensions will reduce the garden area of the property and increase the number of bedrooms. Within the garden there is an outbuilding/shed structure and the extensions will result in an area of 65.55m² and a maximum depth of 10.6m. The RLG states that a four bedroom property should have a minimum garden area of 100m² and depth of 10m. Therefore, the garden area falls below the recommended garden size and could be considered detrimental to the amenity of future occupiers. Notwithstanding this, the property could be extended and the garden area significantly reduce under permitted development, without planning consent or amenity space being a consideration. As such, even though the proposed development will create an undersized garden area the space remaining has an acceptable depth, and to restrict any further development permitted development rights will be removed by conditions.

On balance, although the extensions will reduce the garden area below the recommendations set out in the RLG, the garden area could be reduced without planning consent through permitted development. The garden space has a depth that meets requirement and there will be conditions attached to ensure that any further extension to the property would require written consent from the Local Planning Authority. For avoidance of doubt the Classes removed will be A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Overall, the proposed development is considered to be acceptable and in accordance with CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed development is not considered to cause material harm to the amenity of any adjoining properties in terms of privacy, loss of light, outlook, privacy or sense of enclosure. The two storey side extension will not project beyond either front or rear elevation of the main dwelling and will not introduce any flank windows, as such will not result in any overshadowing or overlooking, nor outlook or sense of enclosure. The new rear windows will be within the minimum 26m window-to-window distance, over a private garden space, as set out within the RLG. However, the existing windows at the rear of the property already fail to meet this requirement and therefore the extension will not result in any increase or adverse impact to privacy.

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

Parking and Highways

There are no parking or highway issues related to the proposal. The driveway has sufficient space on the driveway to accommodate two vehicles in accordance with adopted parking standards (SPG 4) (2006).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed extensions are subservient to the main dwelling, are not excessive in size or bulk and preserve the character of the street scene. The development, although reducing the garden area, is considered to provide acceptable amenity for future occupiers, and will have no impact on the amenity of neighbouring properties. In addition, there is sufficient space available for off-street parking.

As such it is recommended that planning permission is granted, subject to conditions

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13 th June 2022	Dated:	13 th June 2022