



Delegated Report

Application No:	20211204
Location:	44 The Drive, Gravesend DA12 4BZ
Description:	Erection of a single storey rear extension and construction of dormer extensions in the front and rear roof slopes with conversion of existing loft space to habitable rooms.
Applicant:	Mr And Mrs Nawaz
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 29 September 2021.

Drawing no. DR-001-100 P1 (existing and proposed location plan) received 11 October 2021.

Drawing no. TD-001-510 rev P1 (existing elevations) received 11 October 2021.

Drawing no. TD-001-200 rev P2 (proposed floor plans) received 14 October 2021.

Drawing no. TD-001-210 rev P2 (proposed elevations) received 14 October 2021.

Drawing no. TD-001-500 rev P2 (existing floor plans) received 14 October 2021.

Relevant Planning History

19820010	Erection of single storey rear extension to form enlarged kitchen	PER	03.02.1982
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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

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

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Highways Officer

Modern standards would require a 2.9 metre wide drive. I measure this at 2.8metres with a narrow section of 2.5 metres. However, at the time of construction it would have been considered more than adequate as a parking space. I do not therefore believe we can discount the drive as a parking space as it has probably been used as such for many years and the development does not encroach on it.

The drive is over 10 metres long, so can readily accommodate 2 cars, which is the minimum KCC requirement for a 4 bedroom dwelling.

I therefore have no highway objections.

I would recommend that cables for charging an Electric Car should be installed as part of the proposal. Also there should be provision for the secure parking of one cycle due to the extra bedroom, as per adopted guidance SPG4 Parking

Neighbouring properties

The application was advertised by individual letters to six neighbouring properties. No letters of representation have been received and the consultation period expired on 09 November 2021.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension and construction of dormer extensions in the front and rear roof slopes with conversion of existing loft space to habitable rooms. The proposed extension will project approx. 3m to the rear along the full width of the plot and then extends along the full depth of the southwestern boundary to the rear of the garden. It will be 7m wide at this point. It will be approx. 2.7m high with a flat roof. The front and rear dormers will be approx. 2m high, 3.5m wide and 2.4m deep. It will provide for a larger kitchen/diner, WC and utility room at ground floor and two additional bedrooms in the roof.

Procedural matter:

The proposed side elevation drawings do not show the dormer windows however, the roof plan and front and rear elevations do show them. Given that the proposals are unacceptable and it is still possible to consider the impact of the dormers without the side elevations these were not requested from the applicant's agent.

Character and Appearance

The application site is a modest semi-detached bungalow with a front garden laid to lawn and planting and access to the side to a garage. There is a single storey extension to the rear that projects approx. 3m and extends the full width. There is also a garage on the southwestern boundary. The character of the street is generally semi-detached bungalows, many of which have been extended to the front including dormer windows.

The proposed dormer windows are to be located to the front and rear. There are other dormer windows visible in the street and they are set into the roof slope. They do not dominate the roof slope and are in keeping with others in this location.

The single storey rear extension incorporates the existing extension and enlarges this to the side and rear. The internal floor area of the extension (including the extension already undertaken) is larger than the ground floor area of the original dwelling. It will run along the entire boundary with no. 46 and reduce the garden area by almost half. The proposed extension is out of character with the area and the host dwelling in terms of scale and proportion. The highest part of the roof of the proposed extension is higher than the eaves of the main house which adds to the dominance of the building and therefore cannot be considered subservient to the main dwelling.

The proposed extension therefore fails to comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

In terms of the amenity of future occupiers it is noted that one of the bedrooms has an internal window to the summer room. This is not ideal in terms of outlook however it appears to be an existing situation. The rear garden measures approx. 82.8sqm and is approx. 8.4m deep. This meets the adopted residential standards for a three bedroom property in terms of area but not in terms of depth. The proposed extension will reduce the garden area further to 50sqm and 7.8m in depth whilst increasing the number of bedrooms to four. The adopted residential standards require a garden area of 100sqm and 10m in depth and therefore the proposal fails to provide sufficient amenity space.

Neighbouring Amenity

No. 46 is located to the southwest of the application site. There is a garage on the shared boundary. The height of the garage drops down to approx. 2.25m high however the extension will extend along the whole boundary and will be 2.6m high. This neighbour has a shed to the bottom of the garden and therefore already has built form along the whole of the shared boundary. It is not considered that the additional height will result in any significant impact in terms of loss of outlook, daylight or sense of enclosure. No windows are proposed in the southwestern flank and therefore there will be no loss of privacy.

No. 42 is located to the northeast of the application site. The single storey projection will not extend any further than the existing extension and, due to the height of the proposal and distance from the boundary with this neighbour, together with the boundary treatment, no concerns are raised with regards to loss of outlook, daylight or privacy.

No. 40 The Drive is located to the rear (west) of the application site. This dwelling also has buildings along the shared boundary and therefore will not suffer any significant detrimental impact in terms of loss of amenity.

Due to the overall height of the proposed extension and path of the sun there will be no detrimental impact in terms of loss of sunlight to either neighbour.

The proposal therefore does not allow for sufficient amenity space for the future occupiers of the dwelling and fails to comply with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The existing driveway is over 10m long and therefore can accommodate two cars. This meets the KCC parking standard and therefore no objection is raised.

Conclusion

The proposed extension, due to its size and design, represents an overdevelopment of the site which is out of character with the original dwelling in terms of scale and therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

The proposed extension will occupy the majority of the rear garden consequently providing inadequate amenity space for the future occupiers of the resultant four bedroom dwelling contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Recommendation:

Refuse.

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 23 November 2021.	Dated: 23 November 2021