

Delegated Report

Householder Planning Application

Planning Application No: 20230777

Location: 89 Old Road East Gravesend Kent DA12 1NX

Description: Demolition of existing garage and erection of part two storey and part single storey rear/side extensions with roof lights and changes to fenestration.

Applicant: Mr & Mrs McKay

Site Visit Date: 15 September 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Plans & Elevations As Existing;
- Drawing no. 02 – Plans and Elevations As Proposed;
- Drawing no. 03 – Site Location Plan; and
- Drawing no. 04 – Block Plans As Existing & As Proposed.

Relevant Planning History

None.

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 (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 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-designed Places
- Section 15 – Conserving and enhancing the natural environment

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).

Consultations, Publicity and Representations

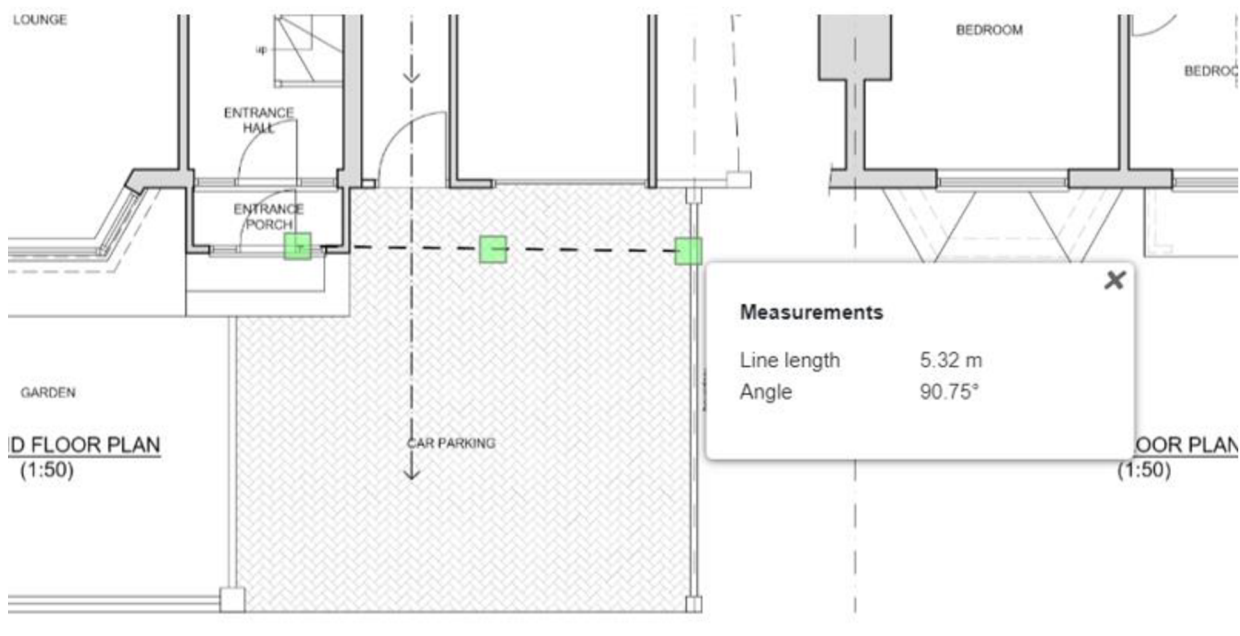
Consultees

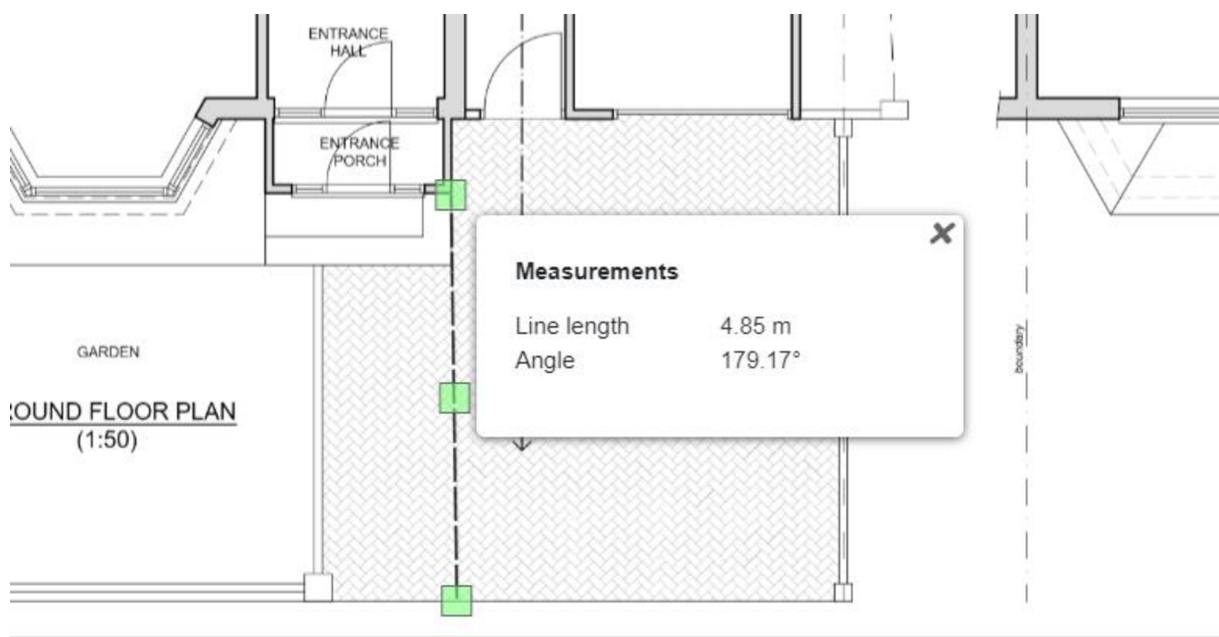
GBC Highways Officer

This proposal results in the loss of a parking space, whilst increasing the number of bedrooms from three to four which I consider unacceptable.

The National Planning Policy Framework states except in very special circumstances maximum vehicle parking standards should not be used. This just leaves the Kent Design Guide Interim Guidance Note 3 Residential Parking as local guidance, although it has not been adopted by Gravesham Borough Council.

Kent County Council's guidance requires two independently accessible spaces to be provided for a four bedroom property. This would require some modifications to the proposal, primarily to the driveway, although it may require the removal of the porch.





To comply with adopted guidance two parking spaces side by side with an enclosed boundary on one side requires a width of 5.2 metres, there is 5.3 metres available to the edge of the door. Ideally a depth of 5 metres is required to comply with adopted guidance, but the absolute minimum is 4.8 metres and there appears to be 4.85m available. So, assuming the drawings are accurate by adjusting the drive and the path to the front door, which requires lowering to avoid a second enclosing boundary, it should be just possible to provide the two parking spaces. All works would have to be completed in a bound permeable material.

The extra bedroom also requires a secure cycle parking space.

It should be possible to condition the alterations to the car parking, but these works should be completed prior to the removal of the garage.

GBC Environmental Protection

No objection to this application but the following to be considered:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact during the demolition and construction on neighbouring residential premises.

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.

Neighbouring properties

14 surrounding properties were consulted with an overall consultation expiry date of 16 August – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the northern side of Old Road East. The site is located in the historic landfill site buffer zones for both Pine Avenue and Holyoake Mount and is also in an Area of Archaeological Potential.

Design, Character and Appearance

The application dwelling consists of a two storey semi-detached dwelling with a hipped roof. The property has been extended with a front porch, single storey rear extension and conservatory. It also has a detached garage with a gated walkway in between it and the flank elevation of the dwelling. This garage is set in some 520mm from the boundary to the east. The proposal is to remove the garage and gated walkway and erect a part two storey, part single storey side extension.

The Householder Extensions/Alterations Design Guide (2021) states the following in respect of two storey side extensions:

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

In the case of this proposed two storey side extension would be set back 1.2m from the main front wall of the dwelling and there is therefore a sufficient set back (this is also an improvement on the existing situation with the existing garage which is built in line with the main front wall of the dwelling). The extension would also be set down from the ridgeline of the host dwelling and the eaves would be in line with the eaves line. The width of the extension would be 3.1m which is considered modest and under half the width of the host

building. There would be a distance of 1.43m from the flank elevation of the extension to the eastern boundary of the site which is over the 1m minimum gap required. The roof design would be hipped to match the host dwelling and the windows at ground and first floor levels on the front elevation of the extension would be the same and would match the fenestration on the host dwelling. The materials would match the host dwelling with painted render and tiled roof. The brick quoin detail on the host dwelling would be replicated on the front corner of the extension. The part single storey element of the side extension would extend the existing single storey rear extension in width and would be the same depth, with the same mono pitched roof with rooflights and same matching materials. The proposed extension is therefore considered a subservient addition which would be in keeping with the scale and character of the host dwelling.

The proposed extension is one half of a pair of semi's and the other semi no. 87 has been extended to the side with a single storey extension. Due to the subservient nature of the proposed extension which is set back and set down, modest in width and set in from the boundary it is considered the extension would not harm the symmetry and character of this pair of semi's.

To the east there is the neighbouring property no. 91 Old Road East which is a two storey semi-detached dwelling of the same design as the application property. This property has been extended with a two storey side and rear extension which was permitted under application reference 20070578. This extension has reduced the gap which previously existed to the side of that dwelling and its boundary with the application site. The extension is however set in slightly from the boundary with the application dwelling so that there is a gate and walkway down the side of the dwelling. At the application dwelling there is an existing single storey garage with a gap above this which currently still provides a visible gap between the properties at least at first floor level. This gap would be reduced with the erection of the proposed two storey side extension. However, the extension has been modestly designed. It would be set in 1.43m from the boundary with no. 91 whereas the existing garage is set in only 500mm, therefore the proposal would have the benefit of creating more of a gap that currently exists between the two flanks of each property. Although the existing gap at first floor level would be reduced the proposed extension is set down from the ridgeline of the host dwelling and has been designed with a hipped roof to match it. There would still therefore be a degree of a visual gap still present between the two properties. On that basis it is considered there would be no material harm caused to the character of the streetscene or the surrounding area.

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

Amenity of Occupiers

The proposal would result in the property increasing from a 3 to a 4 bedroom dwelling. After the proposal the garden area would 416 sq. m and the rear garden depth would be 45m and as such it significantly would exceed the minimum standards set out in SPG2 (2020) for a 4 bedroom dwelling which is 100 sq. garden area and 10m rear garden depth.

The new bedroom would be 14.3 sq. m and so would exceed the minimum standard for a double bedroom as set out in the Technical Housing Standards (2015).

The proposal is located in the historic landfill site buffer zones for both Pine Avenue and Holyoake Mount. GBC Environmental Protection have not raised any objections but advise that a condition should be attached to advise that the applicant shall undertake a watching brief during construction in case any contamination issue is encountered and if it is, the local planning authority should be informed as soon as practical.

Subject to this and in respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The property to the east on the side that the extension is proposed is no. 91 Old Road East. As stated this has been extended with a two storey side and rear extension on its western side approved under application reference 20070578. In the flank of the extension there are three openings - it should be noted that one of the doors and the first floor window were not approved under application ref. 20070578 however. Nonetheless due to their presence and that they may be immune from enforcement by the time an assessment on all of the openings in the flank of no. 91 has been carried out. At ground floor there are two doors, one of which appears to serve a garage from looking at the approved plans for 20070578. As a part solid, part obscure glazed door serving a garage (a non-habitable room) there are no concerns with any impact on this opening from the proposed extension in respect of overshadowing or loss of light. The other door is not shown on the approved plans but appears likely it is a door serving the kitchen. The kitchen is served by two windows in the rear elevation. The door as a part solid, part obscure glazed door which is a secondary opening and there is no issue with the impact on this opening from the proposed extension from overshadowing or loss of light. There is a window at first floor level which is obscured glazed and appears likely to serve an en-suite. As an obscure glazed window serving a non-habitable room it is considered there is no issue with the impact on this window. For completeness the 25 degree test has been done from the window and the 25 degree line would not be breached.

There would therefore be no harmful impact on the openings in the west flank elevation of no. 91 Old Road East from the proposed extension in respect of overshadowing or loss of light. Due to the length of the two storey side and rear extension at no. 91 the proposed part two, part single storey extension would not extend any further beyond this from the rear therefore there would be no impact on any of the windows in no. 91 Old Road East. There is one window proposed in the flank elevation of the proposed extension at ground floor level which would serve a utility room; it is said this will be obscure glazed. As a non-habitable room it is considered acceptable subject to a condition to state that it shall be fixed shut and obscure glazed with the exception of any top hung fan light window that has a cill height of not less than 1.7 metres above the internal finished floor level of the room.

There would not be the potential for any impact on any other neighbouring properties.

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

Parking and Highway Safety

The proposal would result in increasing the dwelling from 3 to 4 bedrooms. SPG2 (2006) states that for a property with 4 or more bedrooms there should be a maximum of 3 spaces. The Highways Officer makes to the increase in one bedroom and the loss of the garage and refers to Kent Design Guide Interim Guidance Note 3 Residential Parking requiring 2 spaces for a property with 4 bedrooms. It was seen at the site visit that there is two parking spaces in the front drive of the property where two cars comfortably be parked on the drive side by side without overhanging the highway. The proposed extension would also be set further back than the current garage and so there would be even greater depth for the parking of one of the cars. Overall therefore it is considered that with the loss of the garage and an increase in one bedroom the property would still retain sufficient off-street parking provision.

Archaeology

The property is in an Area of Archaeological Potential but KCC Heritage have advised it is unlikely the proposal would have a significant below-ground archaeological impact. As such there are not considered to be any issues in respect of archaeological impact and the proposal is considered compliant with Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of design, character and appearance, amenity of occupiers, neighbouring amenity and parking and highway safety and is compliant with local and national planning in this regard.

Recommendation: Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th September 2023	Dated:	15 September 2023