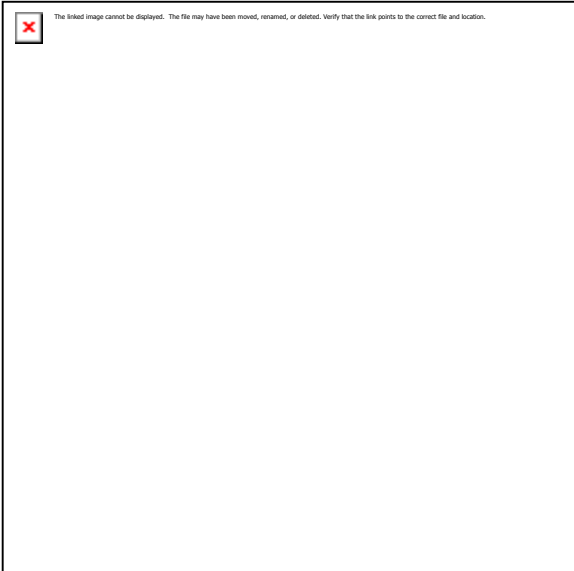




Delegated Report

Householder Planning Application

Planning Application No: 20220855

Location: 4 Crockenhall Way Istead Rise Gravesend Kent

Description: Demolition of the existing rear extension and erection of a single storey rear extension with roof lights, a first floor side and two storey front extension together with changes to elevational finishes and fenestration.

Applicant: Ms Jaynee Grundy

Site Visit Date: 16th September 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 21/1550/03 (Existing and Proposed Roof Plans)
- Drawing No: 21/1550/04 (Site Location Map and Proposed Block Plan)
- Drawing No: 21/1550/01A (Existing Plans and Elevations)
- Drawing No: 21/1550/02C (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20060102	Erection of single storey front, side and rear extensions to provide entrance canopy, study, bathroom and utility room.	Permitted	09.03.2006

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC – Highways Officer

“I have no objections there is adequate parking on the front drive to comply with adopted guidance.”

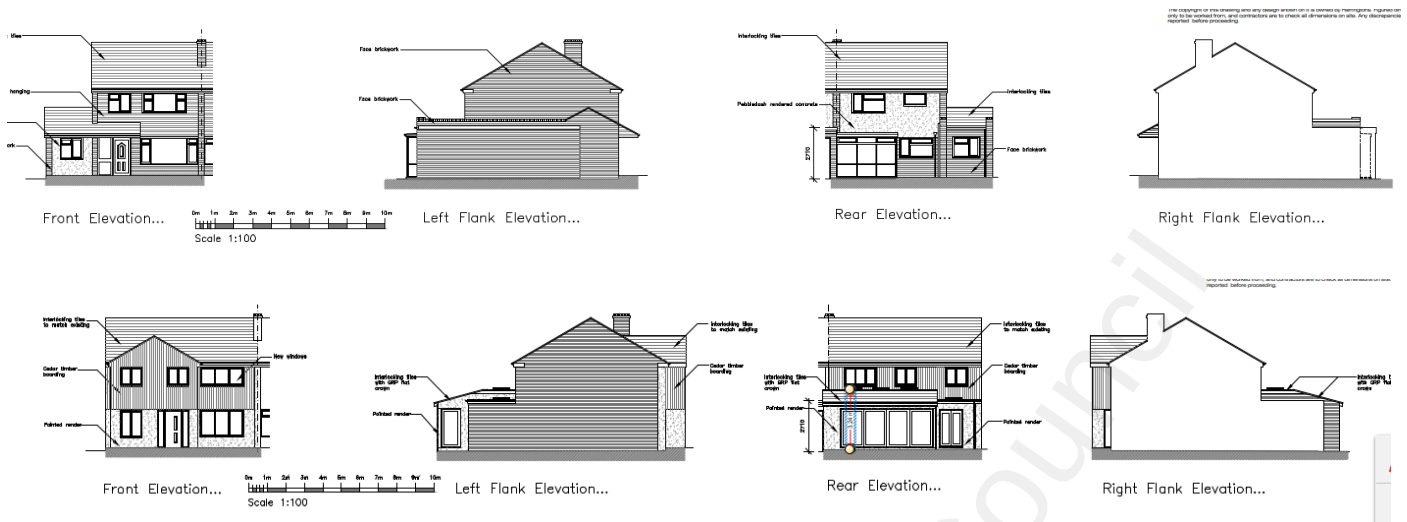
Neighbouring properties

The proposal was advertised by way of letter to 5 surrounding properties. The consultation period expired on 25th August 2022 and no comments were received.

Analysis

Proposal

The proposal seeks Demolition of the existing rear extension and erection of a single storey rear extension with roof lights, a first floor side and two storey front extension together with changes to elevational finishes and fenestration.



The first element of the proposal seeks to demolish the existing flat roof 3.1m single storey rear extension and replace it with a 4.3m deep single storey rear extension which will span full width of the main dwelling. The extension will have a flat roof which will include three roof lights and a maximum height of approx 3.2m, the roof will then slope down into a shall pitch and will include a bifold in the rear elevation as well as a door in the south eastern elevation.

To the side the proposal seeks a first floor side extension over the existing single storey side extension with which will be attached to a further two storey front extension. This extension will be built to the same height as the main house and will have a depth of 5.12m at ground floor level and a depth (excluding the two storey front (extension) matching the main dwelling at first floor level.

At ground floor level there will be a window in the front elevation to serve a study, double doors in the rear elevation to serve a utility as well as a further roof light to serve the utility. At first floor level there will be windows in the front elevation which will serve a bedroom and ensuite, as well as a window in the rear elevation to serve a bedroom.

To the front the proposal shows a two storey front extension which will be 1m deep, 4.7m wide and approx 6m high, the extension will be finished with a front facing gable with replacement fenestration and cedar cladding at first floor level with painted render at ground floor level.

Character and Appearance

The application site is a semi-detached house situated in a rural settlement which is inset from the greenbelt. The site has been previously extended by way of a single storey front and side extension. The side extension has been built in close proximity to the boundary with the proposed development following suit.

There are other properties within the streetscene which have undertaken works in the form of two storey

side extensions (No's 10 and 12), however these are historical cases which would have been determined under a previous policy. The will result in cedar cladding at first floor level which is something the adjoining part of the semi has done and so there are no issues with this element of the proposal.

Previous extensions at No's 10 & 12 Crockenhall Way



To the rear the single storey rear extension to the main dwelling is shown as encroaching onto the boundary shared with the adjoining property however a Certificate B has been submitted and so there are no further concerns in this regard. The proposed single storey rear extension is acceptable in terms of design and appearance but is considered to be on the larger side. However that being said a refusal on this basis is not considered to be appropriate and so on balance this element of the proposal is acceptable.

The two storey side extension is shown as following the existing ridge height and projection to the front. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that a two storey extension should be set back and below the main front elevation and roof in order to maintain subservience. In this instance the proposal maintains the existing ridge and appears as a bulky addition to the host dwelling.

The front extension is quite the opposite of a set back and sees a further double storey front extension. The double storey front extension would not respect the character and appearance of the host dwelling and would result in significant harm to the appearance of the semis by way of unbalancing their appearance.

The proposal in combination with the previous extensions will result in the property measuring some 101sqm at ground floor level alone, the original house was a modest 44.98sqm at ground floor level. This results in more than double the footprint of the original property, therefore the proposal will result in overdevelopment which doesn't respect the scale of the original dwelling.

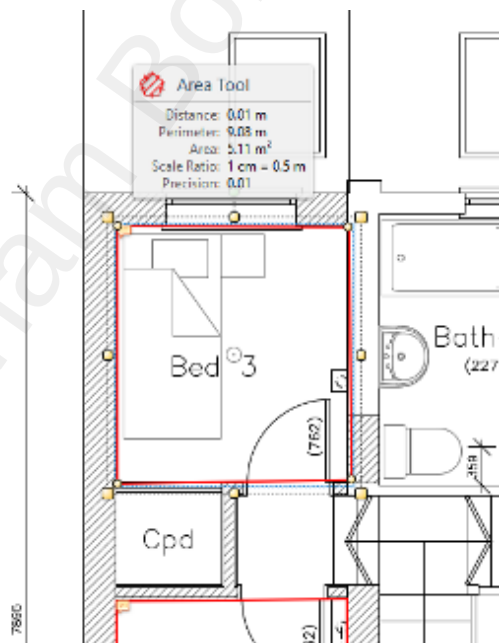
The development of the site at first floor level would also close the visual gap between the properties and could set a precedence for other properties to undertake similar works. If this were to happen then this would result in a terracing effect which would harm to visual character of the area and result in a harsh built up environment which is not in keeping with surroundings.



The proposal does not respect the character of the original dwelling, it will result in overdevelopment of the site and lacks subservience. Furthermore the loss of the visual gap between the properties would result in a terracing effect which would harm the character of the area and is therefore contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The minimum floor spaces for a single bedroom as described in the Nationally Described Space standards is 7.5sqm. The proposed bedroom size for bedroom three falls far below this requirement as the bedroom only measures as 5.11sqm.



Post development there will be sufficient garden space so there are no concerns in this regard.

The proposal fails to provide adequate living space and therefore fails to safeguard the amenity of future occupiers and is contrary to SPG2 – Residential Layout Guidelines (2020)

Neighbouring Amenity

The proposed side extension is not liable to impact the light, outlook and privacy of the adjoining property known as No. 2 Crockenhall Way as this element of the development is situated to the southern boundary

and is away from the adjoining neighbour. The proposed single storey rear extension is slightly larger than the existing 3m rear extension and is higher due to the mono pitch roof finish, however given the modest height of this extension it is not liable to cause significant material harm. There may be some overshadowing experienced due to the path of the afternoon sun, however one balance this is not considered to be a reason under which a refusal of the scheme is warranted.

The property known as No.6 Crockenhall Way currently has a single storey side extension in place which includes a door and window in the front elevation and is in use as a toilet and access to the rear garden. At first floor this property has windows in the flank elevation which will face directly towards the side extension, however these windows serve a bathroom and a landing.

In terms of privacy there are no concerns that No.6 would be impacted as there are no windows proposed in the flank elevation, the proposal is also not liable to result in any harm to light levels due to the path of the sun and so the proposal does not result in any material harm to the neighbouring properties.

Parking and Highways

The site currently has off road parking for two vehicles on hardstanding. This would be maintained and so there are no concerns in this regard.



Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located

within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed development is unacceptable in terms of scale and design and would result in the introduction of a prominent extension that would appear as an incongruous and cramped form of development that would diminish the open visual gap which represents the semi detached nature of the properties. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).

The proposal fails to provide high quality living space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).

The proposal is therefore recommended for refusal

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:	<i>S Sahota</i>	Signed:	<i>R Hart</i>
Dated:	22 nd September 2022	Dated:	23rd September 2022