

Delegated Report

Householder Planning Application

Planning Application No: 20230328

Location: 3 Cambrian Grove Gravesend Kent DA11 0PU

Description: Erection of a two storey rear extension with pitched roof at high level

Applicant: Mr H Singh

Submitted Documents/Plans

- Application Form;
- Drawing No.S01 Rev P1 – Existing Block Plan Showing Existing Roof Plan;
- Drawing No.S02 Rev P1 –Proposed Block Plan; and
- Drawing No.S03 Rev P1 – Existing and Proposed Plans.

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Gravesham Highways Officer

This is a three bedroom property being changed potentially to a five bedroom property as the lower ground floor is not included in the proposed drawings and there is the possibility the existing kitchen could be converted into a potential bedroom.

Looking at the County Council's car parking guidance in Interim Guidance Note 3, there is only a difference of half a space between a three- and four or more-bedroom property for an edge of centre location. So, I have no objections, however to comply with the requirements of SPG4, two secure cycle spaces should be provided to comply with the requirement of one cycle per bedroom.

Neighbouring properties

10 surrounding properties were consulted with overall expiry date of 2 May 2023. No comments were received.

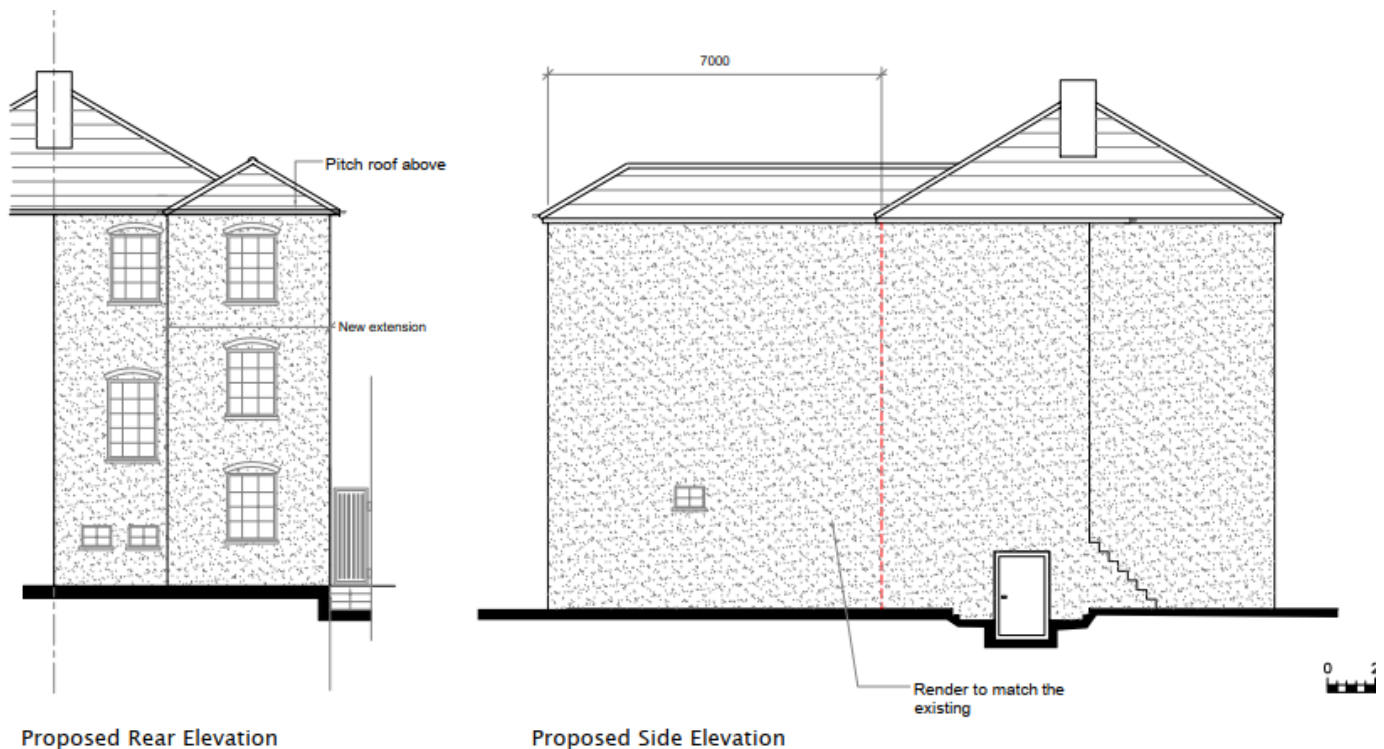
Officer's Analysis

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is in the urban area of Gravesend, within a residential area and the property is a semi-detached 19th century dwelling which has architectural quality with an existing conservatory to the rear.

This proposal seeks a two storey 7m deep 3.6m wide extension with a shallow pitched roof to provide a kitchen at ground floor with a bedroom and w/c at first floor, as shown below;



Paragraph 10.3 of the Householder Extensions/Alterations Design Guide (2021) is clear that two storey extensions should consider the surrounding context, and ensure that the following is achieved;

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or 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.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.

It is clear the proposal fails to meet the below requirements from the Design Guide. It would result in a two-storey rear extension that would dominate the original property and would result in the existing dwelling being over developed. The elongated nature and low roof pitch of the rear extension further harms the character of the dwelling. No front elevations have been provided and so the appearance of the extension from the front elevation cannot be ascertained, but there are concerns about the appearance of the roof from the street.

It is acknowledged that a similar extension has been constructed at 5 Cambrian Grove as outlined below;



This example is not considered directly comparable to the current application as it was approved in 2001 under previous planning policies, and is also not as large at only 4m in depth. As such this has limited weight in the consideration of this application.

The proposed development is considered to be an inappropriate addition in terms of design bulk and massing and would be harmful to the appearance of the existing dwelling. On this basis, the proposal would directly be in conflict with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed development would still result in there being sufficient private amenity space for a 4 bedroom property being in excess of 100m² and the outlook from the existing habitable rooms would not be harmed by this extension. No conflict with Policy CS19 (LPCS).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The proposed two storey rear extension being between 7m and 11m from the rear elevations of dwellings on Arthur Street fails to meet the Councils residential layout guidelines which require a minimum distance of 11m from a non-habitable window/wall to a habitable window.

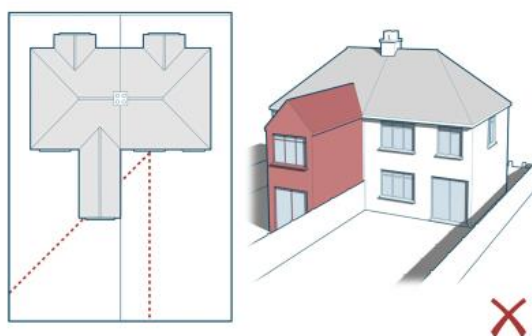
Furthermore, 2 Cambrian Grove which is on the corner of Arthur Street creates a further sense of enclosure for the properties on Arthur Street which already have small gardens. This is shown below on an extract from google maps.



It is considered that the amenity impact from the development would be unacceptable due to the adverse impact on the outlook from properties to the south and the overbearing nature of the proposed development on these properties' rear gardens.

With regard to the adjacent property of No.4 Cambrian Grove the two rear extensions would be harmful to the outlook at ground and first floor habitable windows due to the failure of the 45 degree rule. This is demonstrated in Householder Extensions/Alterations Design Guide (2021) image shown below:

A two storey extension should comply with the 45 degree rule. (See Appendix 1).



Therefore, the development would create a poor-quality living environment for existing and future occupiers of surrounding dwellings by failing to comply with the requirements as set out in Gravesham's Residential Layout Guidelines (2020) and is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Highway Issues

The additional bedroom would not require any increase with on-site parking. In the event of the application being supported Gravesham Highways Officer raises no objection subject to cycle storage being provided. No conflict with Local or National Planning Policy.

Any Other Material Planning Considerations

The development is adjacent to the Darnley Road Conservation Area but as the extension is to the rear and will not be visible from any public vantage points within the Conservation Area it is not considered to have any impact on the Heritage Asset.

Conclusion & Recommendation

The two-storey rear extension is a disproportionate and bulky addition which overwhelms the original dwelling. As such the proposal is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

The extension by virtue of its height and depth close to windows serving habitable rooms would create unacceptable sense of enclosure and significant loss of outlook to the detriment of existing and future occupiers of surrounding dwellings. Therefore, the development would fail to comply with Gravesham's Residential Layout Guidelines (2020) and is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Therefore, permission should not be granted.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	30th May 2023	Dated:	30 May 2023