



Delegated Report

Householder Planning Application

Planning Application No: 20220999

Location: 29C Damigos Road Gravesend Kent DA12 2LR

Description: Erection of single storey rear extension, single storey side extension together with loft conversion erection of dormer to the rear roof and roof lights to the front roof.

Applicant: Ms Dorcas Latinwo

Site Visit Date: 15/09/22

Submitted Documents/Plans

Application Form
Site Location Plan
2022/02/01 – Existing Floor Plans
2022/02/02 Rev 2 – Proposed Ground Floor Plans
2022/02/03 Rev 2 – Proposed Floor Plans
2022/02/04 – Existing Elevations
2022/02/05 Rev 2 – Proposed Elevations
2022/02/06 Rev 2 Existing and Proposed Roof Plan
2022/02/07 – Block Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20220584	Erection of single storey rear extension, two storey side extension together with loft conversion erection of dormer to the rear roof and roof lights to the front roof.	Refused	21.07.2022
20210721	Conversion of detached garage into home office ancillary to main dwelling house.	Permitted	19.07.2021
20210330	Conversion of detached double garage into granny annexe ancillary to main dwelling house.	Refused	11.05.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 sustainable development and well-designed places

Supplementary Planning Guidance

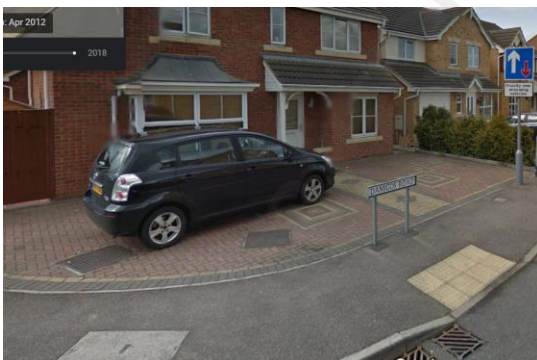
- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC Highways Officer

I have no objections, there is adequate car parking at the rear of the property to meet car parking standards.

However, I do have concerns regarding the front garden being used as a parking space, which does not appear to have the benefit from a strengthened carriage crossover to protect the footway from damage. Also given the proximity of a road junction any parking in this garden could be considered to be a hazard due to the need to turn adjacent to the junction. Ideally, any permission should require a front boundary treatment that prevents off street parking in the front garden.



April 2012



July 2012



Neighbouring properties

6no. surrounding properties were consulted and no responses were received.

Ward Councillors

No responses were received from Ward Cllrs.

Officer's Analysis

Description of Site

The application site is located within a housing estate of late 20th century houses. Most are detached and two-storey in height. They differ in design but tend to have garaging and off-road parking to the front.

The application site is a detached two storey dwelling with a half hip style roof on a corner location. There is a garage to the rear with parking in front for two cars. This garage has permission to be converted into a home office. Generally, the development is spacious with open planned front gardens and sweeping corners. The dwellinghouse is brick built with concrete roof tiles and white upvc framed openings.

Proposal

This application seeks planning consent to:

- Erect a single storey rear extension
- Erect a single storey side extension
- Erect a rear dormer roof extension and roof lights to the front roof slope with associated loft conversion
- The development would use the following external materials; Block and bricks cavity, tiled roof and upvc glazed windows.

Summary information:

	Proposed Rear Extension (m)	Proposed Side Extension (m)	Proposed Rear Dormer Extension (m)
Max height	4	4.1	2.2 (from roof slope)
Max eaves height	2.4	2.4	N/A
Max Width	6.6	2.9	5.9
Max Depth	4	7.9	3.5

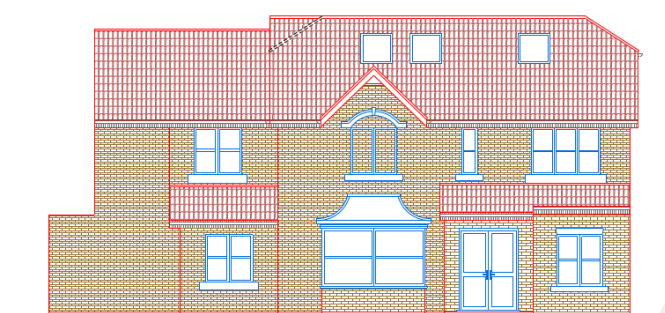
Principle of Development

This application has been submitted following a recent refusal for a similar form of development – reference 20220584. The application was refused on the following grounds;

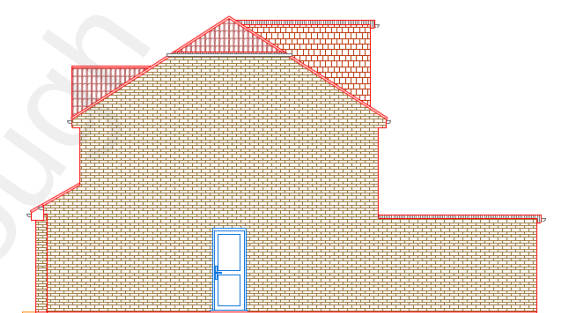
- 1) The proposed two storey side extension, together with the rear extension and large dormer, will result in a dominant form of development built hard up to the footpath which will be prominent and overbearing located on this corner position and is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021 which seeks to new development is visually attractive within the local character.
- 2) The proposed extensions will result in a garden size that fails to safeguard the amenity of the future occupiers of the property and therefore are contrary to policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

For reference the proposed elevations for the refused application are shown as follows (Not drawn to scale):

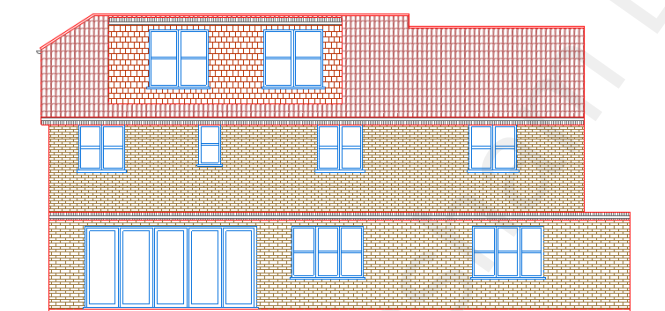
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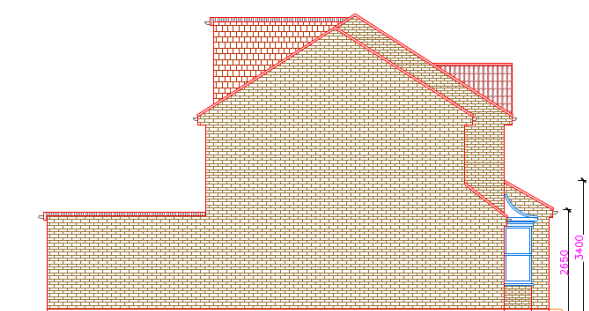
PROPOSED
FRONT ELEVATION



PROPOSED
SIDE ELEVATION-1

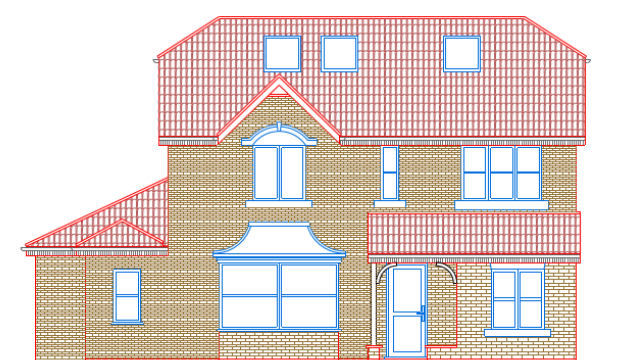


PROPOSED
REAR ELEVATION

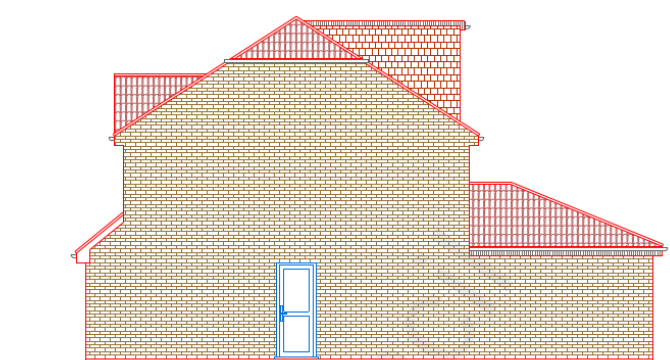


PROPOSED
SIDE ELEVATION-2

The now proposed elevations (not drawn to scale) are shown below for easy comparison:



PROPOSED
FRONT ELEVATION

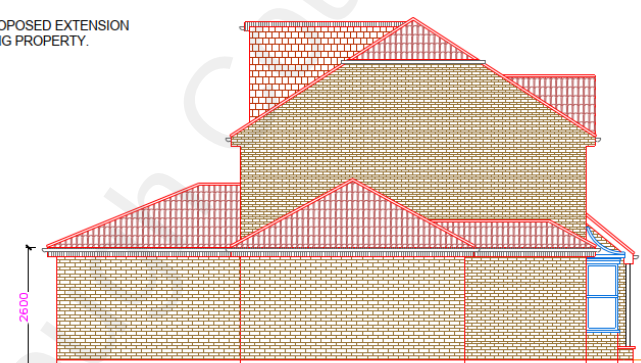


PROPOSED
SIDE ELEVATION-1



PROPOSED
REAR ELEVATION

THE MATERIALS OF PROPOSED EXTENSION
TO MATCH THE EXISTING PROPERTY.



PROPOSED
SIDE ELEVATION-2

The main change from the previous proposal is that the side extension would be single storey rather than two storey at a significantly reduced width.

Principle of Development

This application is located an urban residential area, where alterations and extensions to residential buildings are generally acceptable in principle.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

This dwellinghouse is located on a corner plot and with two sides fronting the streetscene it has greater prominence. Often development has a greater impact on the character of the area in such instances.

However, from the front as viewed from Dalmigos Road the majority of the alterations would not be visible at all with the exception of the minor single storey side extension. The single storey elements would be obscured partially by the existing timber fencing bounding the pathway as viewed from Marsh View.

The dormer extension would be visible given its position and location on the roof slope. However, the proposed dormer extension would be set in from the sides, above the eaves, down from the ridge and located centrally on the roof slope and would not be a dominant addition, significantly harming the character of the area.

In terms of building lines, the addition would not be set forward of the front elevation. Although the road curves, due to the stepped nature of the side extension, it is ensured that sufficient set back from the residential pathway would be retained. It is also noted that the side projection would not protrude forward of

the dwellinghouses to the south (11 Beane Croft and 16 Marsh View) and so would retain the existing building line for this block from this street.

The proposed materials would be appropriate in this residential context.

Overall, this new scheme is improved by; a reduced scale and step in from the side elevation facing the streetscene, the combination of the single storey nature of the rear and side elements with limited visibility from the streetscene and a greater balanced appearance of the principle elevation given the scale of reduction. Ultimately, this would overcome the first reason for refusal.

Amenity of Future Occupiers

The proposed internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Post development the garden will result in sufficient amenity space, larger than nearby neighbours, given its corner location and so the proposal adequately safeguards the amenity of future occupiers. Specifically the rear garden space would be approximately 140sqm, with a 12 metres distance from the rear wall of the dwellinghouse to the rearmost part of the garden. This complies with the requirement for a minimum 10m depth and 100sqm area of garden space for a dwellinghouse with 4+ bedrooms. Thus, the second refusal reason would be overcome.

Neighbouring Amenity

There are two immediately adjoining residential neighbours. 16 Marsh view to the south and 29b Damigos Road to the west.

16 Marsh View

This neighbour is orientated at a perpendicular angle to the subject dwellinghouse with its front elevation facing east onto Marsh View. It sits at a slightly higher ground level given the road increment along Marsh View. The rear elevation of the subject dwellinghouse therefore faces south towards the flank side elevation of this neighbour. There is close boarded fencing at the shared boundary, and it appears a new timber shed building has been erected near to this boundary. The existing garage, with permission to be converted for ancillary use lies close to the shared boundary. There are no existing openings on this neighbour's flank elevation.

The proposed rear extension would be closest to the boundary at 9m distance. Given the single storey nature of this extension and the side extension, distance appropriately from the boundary and obscured by the boundary treatment, it would not likely result in overbearing harm in terms of scale, overshadow or overlook.

The proposed dormer extension would not extend closer to this neighbour than the existing dwellinghouse nor would it be higher. As such impacts from the scale and potential overshadowing would be mitigated. Whilst its windows would face over this neighbour's garden, this would not be dissimilar to the existing first floor windows on the rear and so there would be no greater likelihood of overlooking than the current situation allows.

29b Damigos Road

This neighbour has a rear elevation that extends further to the rear than the subject dwellinghouse by approx. 1.6m. This dwellinghouse is set on slightly higher ground levels given the road increment of Damigos Road. There is close boarded fencing to the shared boundary.

The proposed side extension would be obscured from view from the perspective of this neighbour's property and so there would be no likely impact to this neighbour.

The proposed single storey rear extension would be 4 metres in depth at single storey level however, given

the difference in rear elevations this would be 2.4m deeper than this neighbours rear elevation and would be no closer than the existing dwellinghouse.

The proposed dormer extension would be inset from the side elevation, no higher than the existing ridge and would not overbear on this neighbour in terms of overbearing scale or overshadowing. There would be no new upper floor openings to the west side elevation and so no direct overlook would result.

Parking Provision and Highway Matters

The property has a garage and two parking spaces in front. The garage has permission to be converted into an annexe ancillary to the main dwelling and therefore can no longer be considered for parking. The two spaces that remain are sufficient for the dwelling in its extended form and therefore no objection is raised. An informative is recommended to remind the applicant that the front garden should not be used as a parking area as there is no dropped kerb to serve it.

Conclusion & Recommendation

Subject to recommended condition, the proposed development complies with all relevant national and local planning policies and would now overcome the original reasons for refusal listed under decision notice 20220584.

The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21 st October 2022	Dated:	21 October 2022