

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230785

**Location:** 1 Struttons Avenue Northfleet Gravesend Kent

**Description:** Erection of a two-storey rear and side (wrap-around) extension to the corner plot with demolition of existing rear storage & conservatories.

**Applicant:** B. Omohegbe

**Site Visit Date:** 24.08.2023

### Submitted Documents/Plans

- Application Form
- Drawing No: SA-0707-PGF Version 2 (Proposed Ground Floor Plan)
- Drawing No: SA-0707-EGF Version 2 (Existing Ground Floor Plan)
- Drawing No: SA-0707-EFF Version 2 (Existing First Floor Plan)
- Drawing No: SA-0707-PFF Version 2 (Proposed First Floor Plan)
- Drawing No: SA-0707-ERP Version 2 (Existing Roof Plan)
- Drawing No: SA-0707-PRP Version 2 (Proposed Roof Plan)
- Drawing No: SA-0707-EFE Version 2 (Existing Front Elevation)
- Drawing No: SA-0707-PFE Version 2 (Proposed Front Elevation)
- Drawing No: SA-0707-ERE Version 2 (Existing Rear Elevation)
- Drawing No: SA-0707-PRE Version 2 (Proposed Rear Elevation)
- Drawing No: SA-0707-ELSE Version 2 (Existing Left Side Elevation)
- Drawing No: SA-0707-PLSE Version 2 (Proposed Left Side Elevation)
- Drawing No: SA-0707-ERSE Version 2 (Existing Right Side Elevation)
- Drawing No: SA-0707-PRSE Version 2 (Proposed Right Side Elevation)
- Drawing No: SA-0707-BP Version 2 (Existing Block Plan)
- Drawing No: SA-0707-BP Version 2 (Proposed Block Plan)
- Drawing No: SA-0707-OS Version 2 (OS Map)

### Relevant Planning History

| Reference | Description                                                                                                                                  | Outcome | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|
| 20230179  | Erection of a two-storey rear and side (wrap-around) extension to the corner plot with demolition of existing rear storage & conservatories. | Refused | 12.05.2023    |

### 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 (2023) 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 (2023), the Council will also seek to replace these.

#### **Other material considerations**

##### National Planning Policy Framework (2023)

- 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)
- Technical Housing Standards – Nationally Described Space Standard (2015)

#### **Consultations, Publicity and Representations**

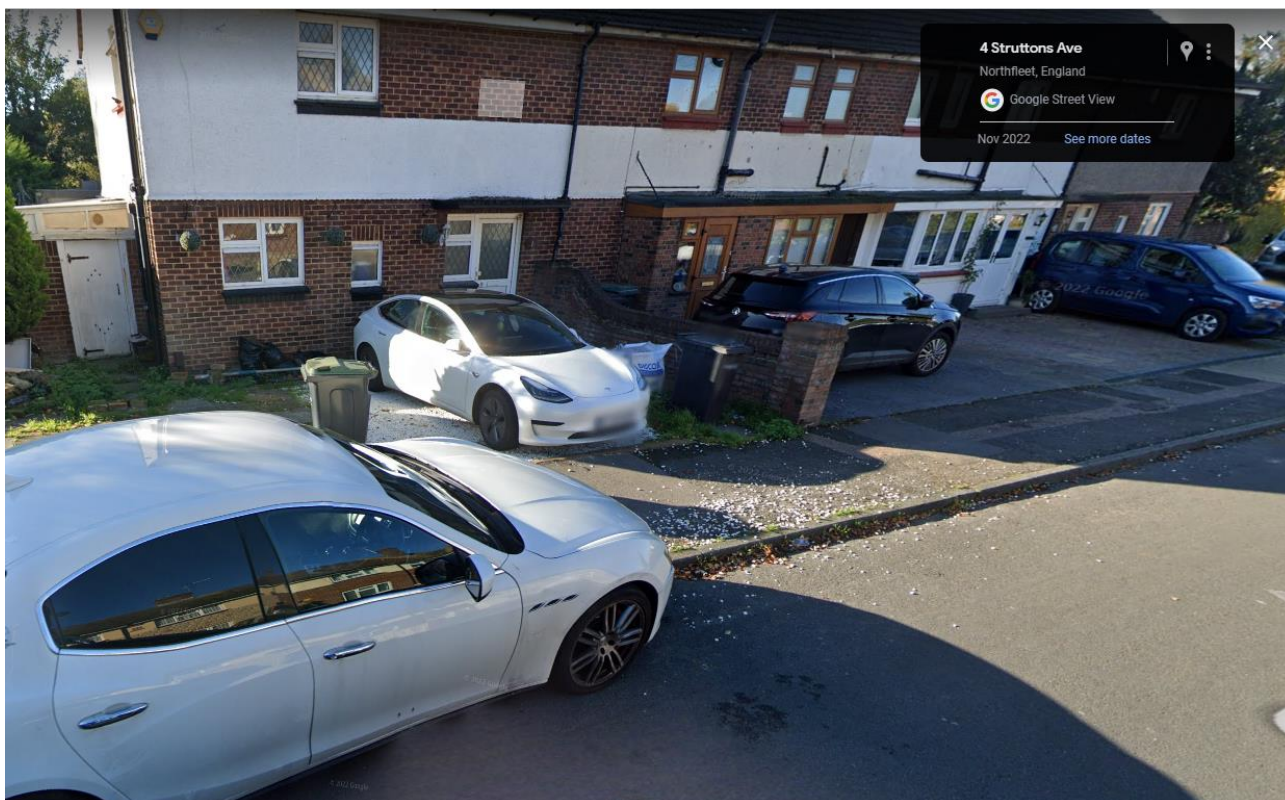
##### Local Ward Councillors

No comments received.

##### GBC – Highways Officer

*I have no highway objections; two car parking spaces complies with guidance. As there is an additional bedroom a secure cycle parking space should be provided to comply with the requirements of Kent County Council SPG4 adopted by this Council and it is noted this is provided in the rear garden.*

*It is noted that applicant states the parking area will be restored but the Google Street View Image November doesn't show a carriage crossover, so no parking space exists. The drawings also show a proposed crossing. (Drawing 2/14)*



*It also shows stones dragged onto the highway with the most likely source being the front garden.*

*Any driveway works, should result in a bound permeable paving to avoid creating any highway hazard.*

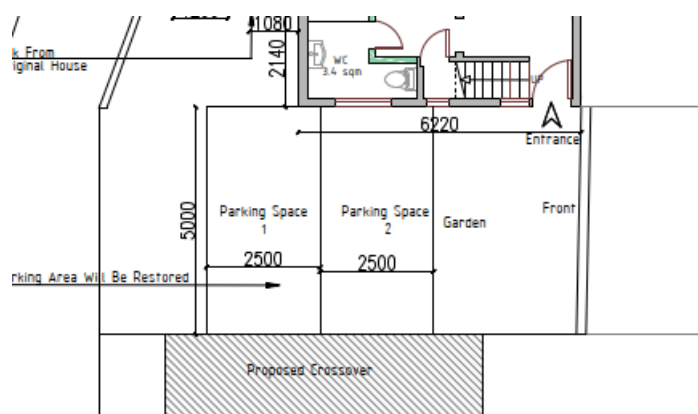
### Neighbouring properties

The application was advertised by way of site notice and letters to 11 surrounding properties. The consultation period expired on 22.09.2023 and no comments were received.

### **Analysis**

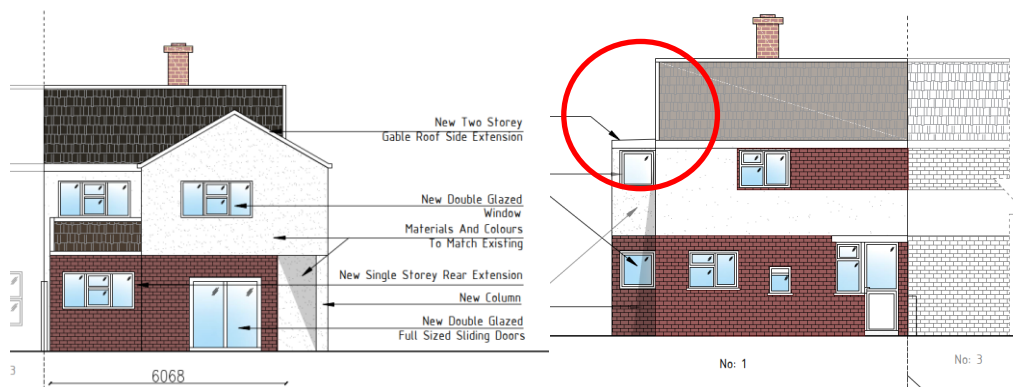
### Procedural Matters

It is noted that the application description does not make mention of the proposed cross over. In the event of a forthcoming permission it may be necessary for the description to be amended.



Proposed Ground Floor

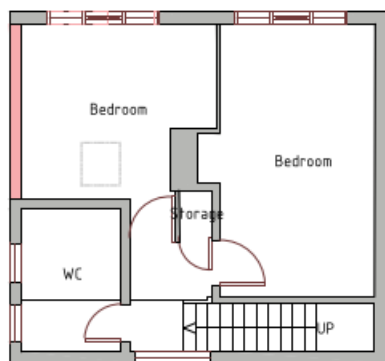
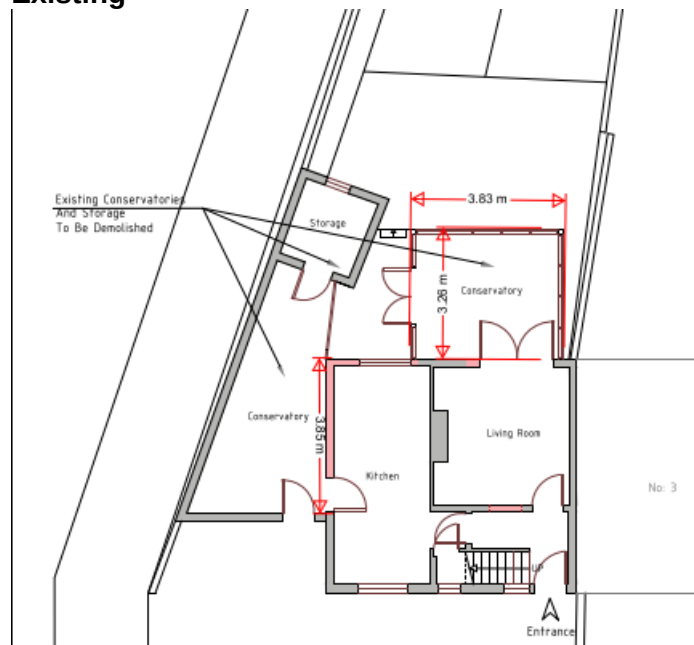
Furthermore it is noted from the front elevation, the drawing does not show the rear two storey extension roof form.



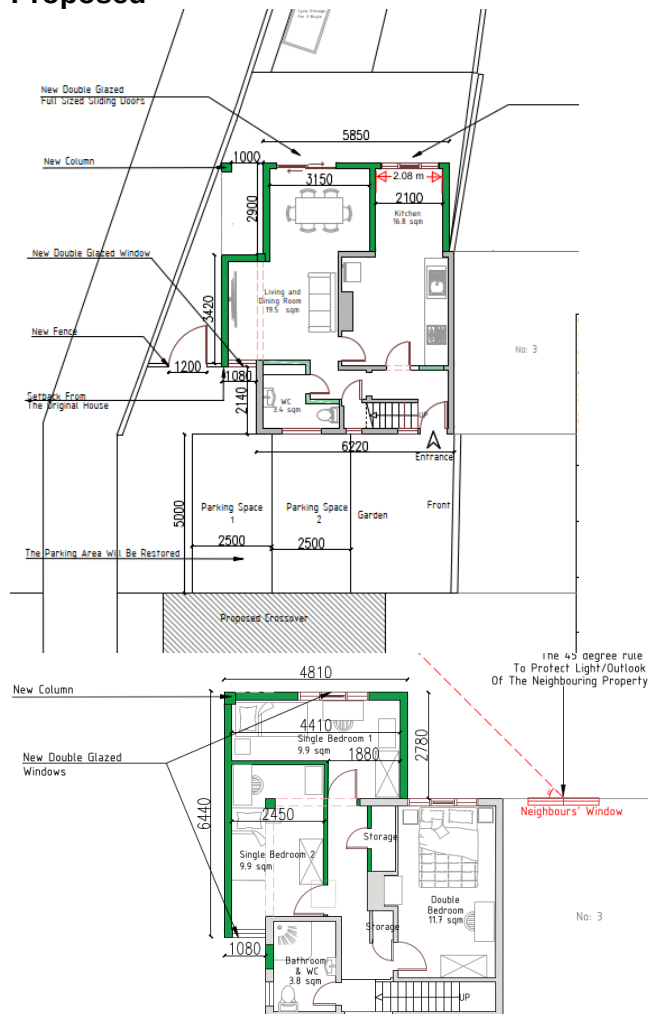
## Proposal

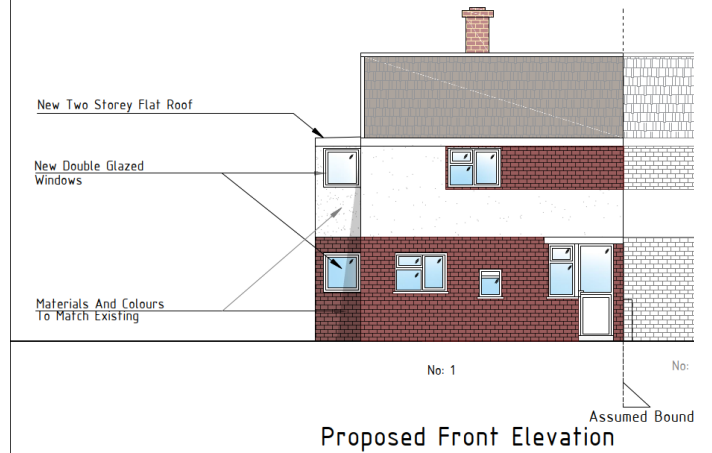
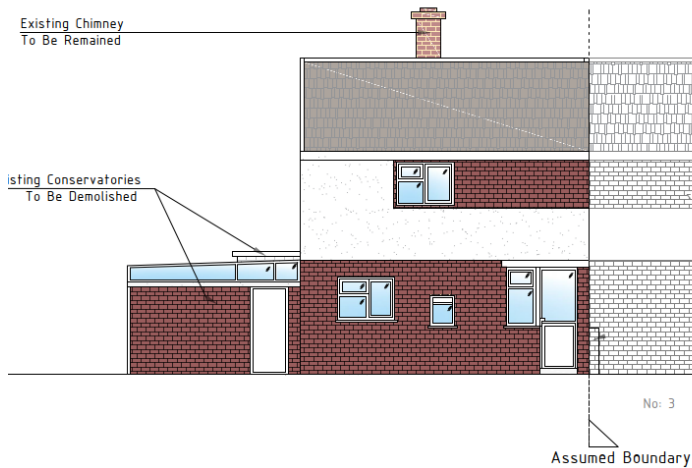
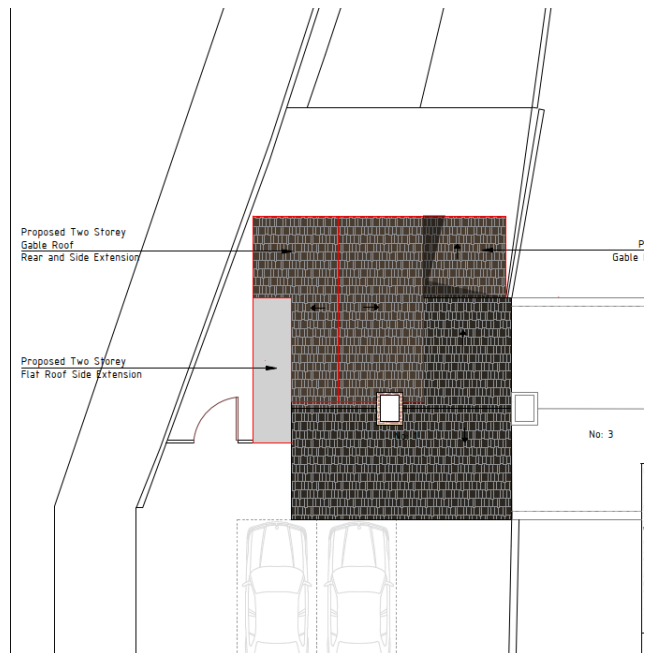
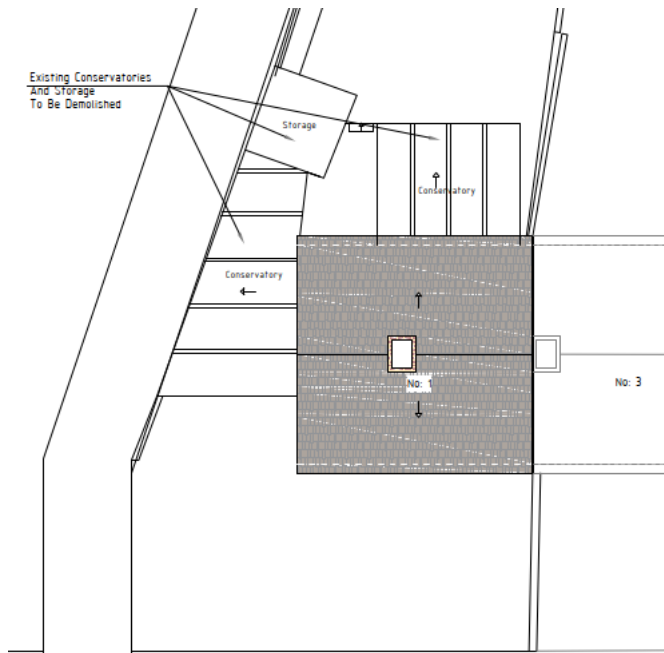
The proposal seeks to demolish existing rear storage and conservatories and erect a two-storey rear and side (wrap-around) extension to the corner plot.

## Existing

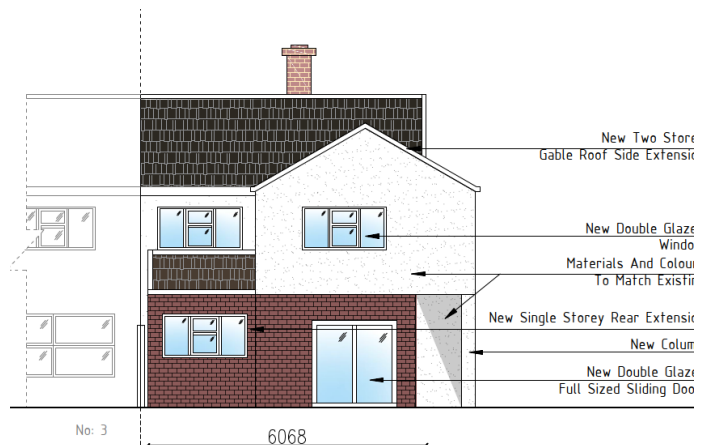
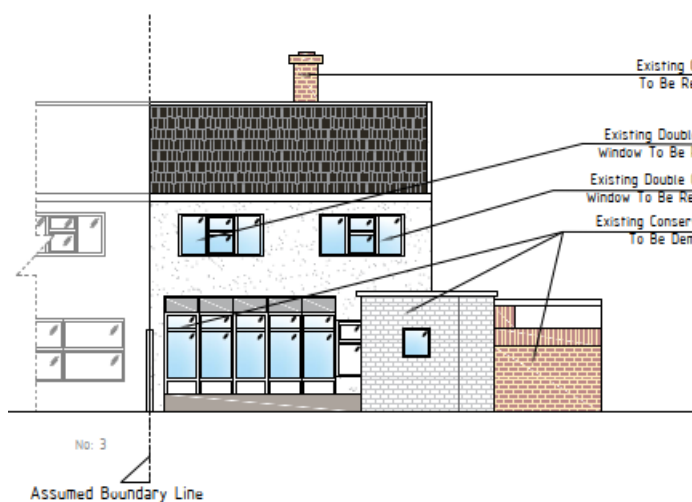


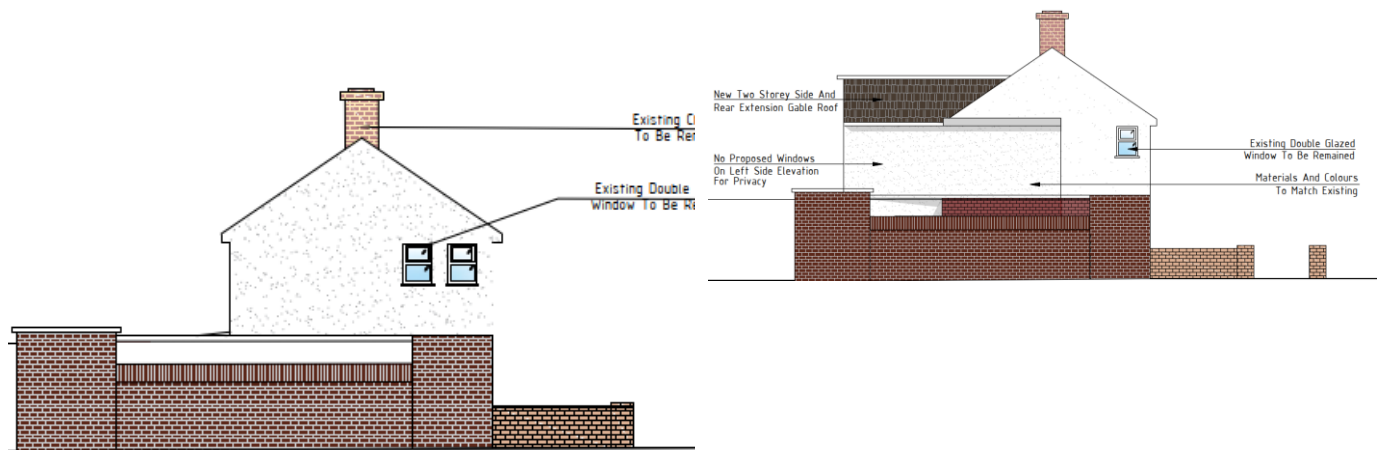
## Proposed



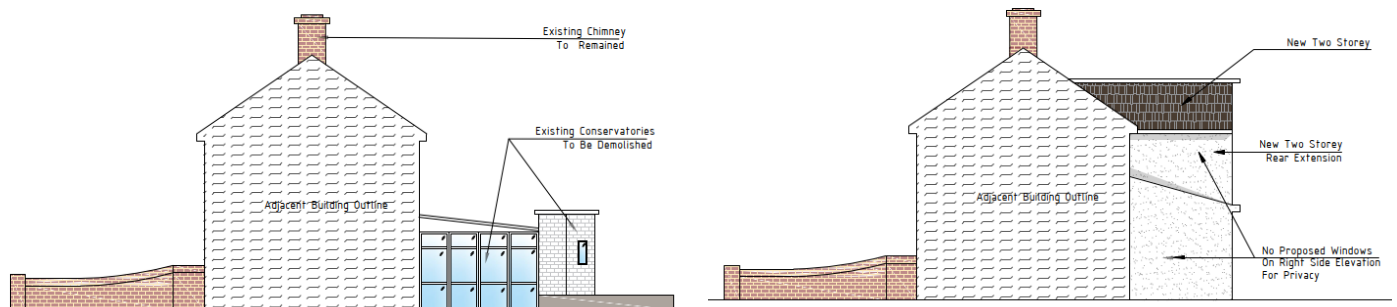


Proposed Front Elevation





Existing Left Side Elevation



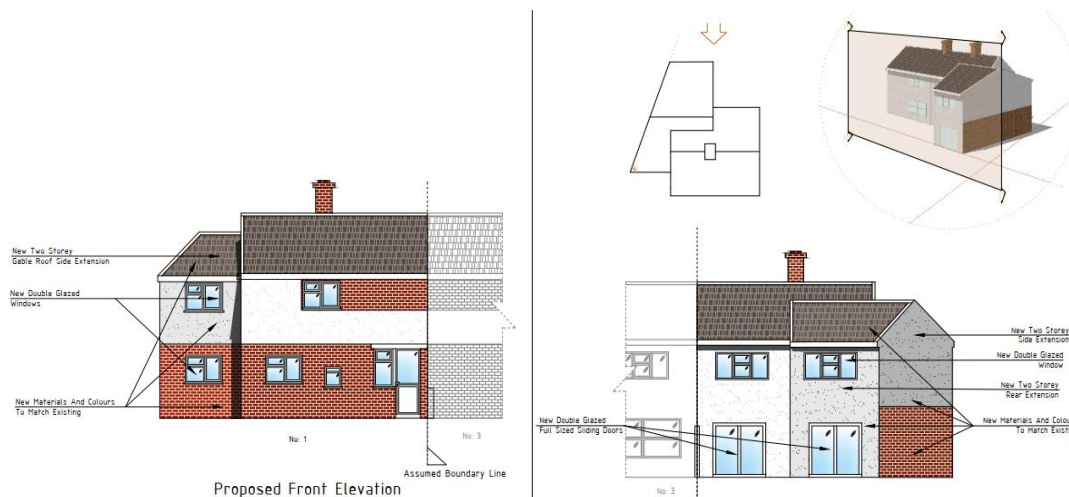
## Background

The proposal is a resubmission of 20230179 which was refused owing to the below ground:

*The size and extent of proposed development is bulky and inappropriate additions that would be visually obtrusive and out of keeping with the character and appearance of the existing dwelling and properties in the surrounding area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 130 of the National Planning Policy Framework (2021).*

In order to determine whether the proposed extension is acceptable it will be necessary to ascertain whether the proposal has overcome the above reason for refusal.

Previous plans submitted under 20230179:



## Character and Appearance

The application site is an end of terrace two storey house in use as a single family dwelling which has an existing lean to type conservatory to the side and a part width conservatory to the rear. There is also an existing brick built shed in place which will be demolished as part of this proposal.



The site is located next to an access way and so there are no immediate neighbours to the southeastern side. The plot is irregular in shape and tapers in towards the rear. This is reflected in the proposed extension which is designed to taper in at the rear. Policy CS19 of the Local Plan Core Strategy 2014 states:

*“New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area.”*

The proposed two storey rear element is shown as a dual pitch rear gable which will project past the original flank wall of the original dwelling and so the gable roof form will be partially visible from the main streetscene. This comprises a very poorly designed extension which is harmful to the character of the wider area where there are no other examples of such an extension. In terms of scale the width of the original house is 6.0m, the proposed two storey rear extension is 4.8m which is over half the width of the original house and so it is considered that this extension is not subservient and does not respect or integrate well with the host dwelling.

Whilst the two storey side extension is set back from the front elevation, it is finished with a flat roof which is neither encouraged nor supported by the local planning authority. The extension is shown as having an undercroft element to the rear of the property which will be supported by a column which will support the first floor extension above it. The council's adopted design guidance states that any new fenestration should respect the original style and design, in this instance the proposed fenestration comprises a single

panel and does not have a similar appearance to the existing.

The proposal also shows a cross over, however there are no further details in regard to the design of the hardstanding it will serve. Should permission be forthcoming a condition will be imposed to ensure further details of the hardstanding served by the cross over are submitted and permitted by the local planning authority prior to commencement of works.

The proposed extensions are not visually attractive and are an awkward addition to the host dwelling. The two storey flat roof element in conjunction with the gable projecting past the original flank wall are harmful to the character of the area as there are no similar two storey extensions in the vicinity. The proposal will therefore result in an awkward addition which is harmful to the character and appearance of the application site and surrounding area and is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alteration and Extensions Guidance (2021) and Paragraph 130 of the National Planning Policy Framework (2023).

#### Amenity of Future Occupiers

Post development the application site will have in excess of 100sqm of garden space which is acceptable for a property with three bedrooms.

The proposed bedrooms will both be of an acceptable size to comply with the Council's Technical standards. It is considered however that the window serving bedroom 2 will have extremely poor outlook due to its position as it does not comply with the 45 Degree Rule.

There is therefore a clear conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the National Planning Policy Framework (2023) in respect of the failure to provide a high standard of amenity and living conditions for existing and future occupants.

#### Neighbouring Amenity

The proposal is not liable to harm the amenity of the adjoining property known as No. 3 Struttons Avenue as the main bulk of the proposal is positioned away from the common boundary. Furthermore the 45 degree test was carried out to ensure that there was no loss of outlook to this property and the test result satisfied the Council's requirements. There are no privacy concerns as the development will not have any window openings in the flank elevation. A condition will be imposed that no further openings are allowed should permission be forthcoming.

The properties located towards Harden Road are over 21 metres away and so there is no concern that they will be impacted in terms of loss of light or outlook and in the absence of window openings in the flank the privacy of these properties is adequately maintained.

#### Parking and Highways

The proposal shows two parking spaces to the front of the property, however as per the highways officer's comments there is no dropped kerb in place and the driveway is constructed using loose gravel, a driveway surface should be constructed using bound permeable material.

The applicant would need to provide details of adequate hard standing prior to any development taking place in the interests of highway safety and to ensure there is adequate parking provision to serve the development. Should permission be forthcoming a condition will be imposed to ensure that details of adequate parking provision are provided and authorised by the council prior to the commencement of development.

#### **Conclusion & Recommendation**

The proposed extensions are not visually attractive and are an awkward addition to the host dwelling. The two storey flat roof element in conjunction with the gable projecting past the original flank wall are harmful to the character of the area as there are no similar two storey extensions in the vicinity. The proposal will therefore result in an awkward addition which is harmful to the character and appearance of the application site and surrounding area and is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alteration and Extensions Guidance (2021) and Paragraph 130 of the National Planning Policy Framework (2023).

The proposed extension will result in poor outlook to the existing occupiers. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2023.

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

|                      |                                                                                   |                     |                                      |
|----------------------|-----------------------------------------------------------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                        |
| <b>Dated:</b>        | <b>14/11/2023</b>                                                                 | <b>Dated:</b>       | <b>16<sup>th</sup> November 2023</b> |