



Delegated Report

Householder Planning Application

Planning Application No: 20230802

Location: 38 Fairview Road Istead Rise Gravesend Kent

Description: Erection of two dormer windows to the rear roof slope and two to the front roof slope with single storey front infill extension and conversion of existing integral garage into a games room.

Applicant: Mr David Sargent

Site Visit Date: N/A previous site visits undertaken recently

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter;
Drawing No. S22/9189/01 – Floor Plans and Elevations – Existing; and
Drawing No. PD-01 – Site Location Plan Block Plans (Existing and Proposed) Elevations Floor Plan and Roof Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230342	Erection of a first floor extension at roof level with partial ground floor extension below incorporating a dormer window in the roof slope and a pitched roof canopy across part of the front elevation, first floor rear extension at roof level and conversion of existing integral garage into a games room.	Refused	08.06.2023

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)

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, two car parking spaces are retained, which is the minimum requirement for a three-bedroom dwelling. However, to comply with the requirements of KCC SPG4 adopted by Gravesham Borough Council a secure cycle parking space should be provided for the additional bedroom.

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The neighbour consultation period expired on 28.08.23.

Preliminary Matters

This application follows the refusal of application reference number 20230342 on the following grounds:

1. The proposed development is considered poor design that would result in unsympathetic, incongruous, dominant and disproportionate additions to the dwelling house which would create a sense of unbalance to the property. In addition, the proposal does not serve to conserve or enhance the character of the local area and would negatively impact the appearance of the street scene, and existing dwelling. As such the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

As per the covering letter provided with this application, pre-application advice was sought post decision and subsequently, this current application was submitted. As such, it stands to be assessed whether this application overcomes the previous grounds of refusal.

Officer's Analysis

The application property fronts the western side of Fairview Road. It is a detached chalet bungalow style property, which is a typical style within the local area. 38 Fairview Road benefits from an integral garage and associated hardstanding area within the frontage.



This application proposes the construction of two pitched dormer windows in the front roof slope and two to the rear roof slope. In addition, a single storey front infill extension is proposed with the conversion of the existing integral garage into a games room.

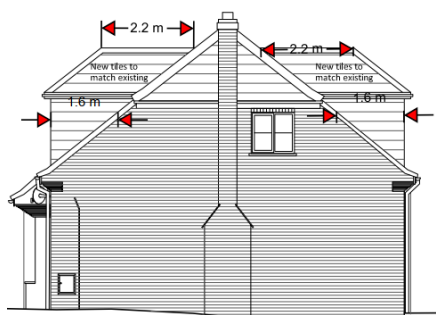
Proposed Development

The application would create space for internal layout changes and a new games room and utility room at ground floor level, an additional bedroom, with one shared and one separate ensuite at first floor level along with a dressing room and cupboard storage.

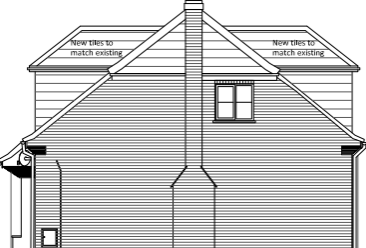
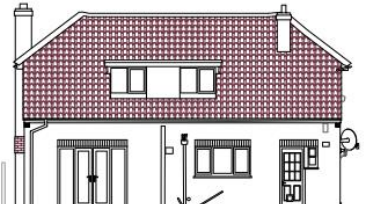
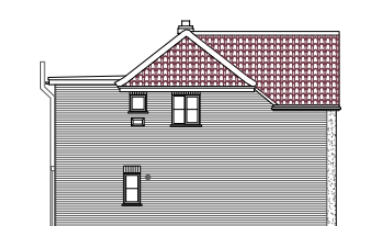
The dimensions of the development would be as follows:

<i>Single storey front infill extension</i>	<i>Dormers</i>
• Height 2.58m • Depth 0.62m • Width 2.40m	• Height 2.83m • Width 2.40m

The dormer depths are variable, as such the measurements are indicated below:



SIDE ELEVATION

Existing  <u>Front Elevation</u>	Previous Refused Proposal (20230342) 	Proposed as per this application  FRONT ELEVATION
 <u>Right Elevation</u>		 SIDE ELEVATION
 <u>Rear Elevation</u>		 REAR ELEVATION
 <u>Left Elevation</u>		 SIDE ELEVATION

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new

development respecting the original character of the existing dwelling.

The revised plans demonstrate a less bulky, more proportionate proposal in terms of the proposed dormers within the roof slopes. The pitched roof forms are desirable, offer a sense of symmetry and are not considered to overly dominate the roof. The mirroring of the dormers on the front and rear roof slopes help to balance the dwelling, and is respectful to the character of the existing dwelling and area. The proposed single storey front infill extension is modest in scale and will not detrimentally impact the appearance of the dwelling or the character of the street scene. In addition, the windows and brickwork to replace the existing garage door will be sympathetic to the dwelling and the proposal replicates detailing above the new windows to mirror the design of the existing fenestration. Furthermore, the fenestration changes in the side elevations, including the removal of the side access door, are considered acceptable. Moreover, the external materials for the development are appropriate, and would match those used in the construction of the existing dwelling (apart from the metal windows being altered to UPVC). This sympathetic external appearance is desirable, to ensure a satisfactory visual relationship between the existing and proposed development.

Overall, the proposal is considered to be in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023.) As such, the previous grounds of refusal for application reference number 20230342 are considered to be overcome.

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the resultant garden area exceeds these amounts post development. The RLG (2020) also sets out expected room sizes and the proposal complies with the guidance. Utility rooms, games rooms, studies and dressing rooms are not specified within the RLG (2020) however, it is considered that sufficient room space would be provided post development. Although a separate bathroom is not provided, the bedrooms have access to an ensuite and there is a WC on the ground floor,

Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2023).

Neighbouring Amenity

In situ, the development is not considered to detrimentally impact light, outlook or cause a sense of enclosure to neighbouring amenity. In addition, the fenestration changes would be unlikely to cause harm in terms of privacy. The windows to serve the ensuites can be conditioned to be obscure glazed.

Overall, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

The proposal includes an additional bedroom which would mean the two bedroomed property would increase to a three bedroomed property. In addition, the existing garage would be lost and converted into a games room. There is sufficient space within the frontage to provide off-street parking, and Gravesham's Highways Officer raises no objections. However, one secure cycle parking space should be provided to accord with SPG 4 - KCC Parking Standards (2006) and it is considered there is sufficient space for this within the rear garden. As such, the proposal is considered to be acceptable in terms of highways and parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, it would be appropriate to include a watching brief condition on the decision notice.

Landscape Character Area

The site is within the *Istead Arable Farmlands* Landscape Character Area - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. 38 Fairview Road is located within the Istead Rise housing development and it is unlikely that this proposal would have a detrimental effect on the landscape character area.

Conclusion

The proposed development would be constructed using acceptable external materials and is considered to be sympathetic to the existing dwelling. Furthermore, the proposal is considered to protect the amenity of future occupiers and neighbours and would not detrimentally impact the street scene.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	22 nd September 2023	Dated:	22nd September 2023