



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230206

**Location:** 65 Lewis Road Istead Rise Gravesend Kent

**Description:** Demolition of the existing conservatory and erection of a single storey front, side and rear extension, garage alterations, a new front drive and widening of the vehicular crossover.

**Applicant:** Mr Andrew Pearce

**Site Visit Date:** Desktop Assessment (photos provided as part of the application)

### Preliminary Matters

As originally submitted, there were some concerns with the proposal in terms of design, appearance and impact on the street scene. Therefore, the applicant was contacted on 05.04.23 to give the opportunity to provide revised plans. Amended plans were received and accepted by the Local Planning authority on 19.04.2023.

### Submitted Documents/Plans

Application Form;  
Supplementary Information – Photo X 7 (all received on 06.03.23);  
Drawing No. 01B – REVISED Location Plan and Site Plan;  
Drawing No. 02A – REVISED Elevations (Side) – Existing and Proposed;  
Drawing No. 03A – REVISED Elevations (Front and Side) – Existing and Proposed;  
Drawing No. 04A – REVISED Elevations (Rear) and Roof Plans – Existing and Proposed; and  
Drawing No. 05A – REVISED Floor Plans – Existing and Proposed.

### Superseded Plans

~~Drawing No. 01A AMENDED Location Plan and Site Plan;~~  
~~Drawing No. 02 – Elevations (Side) – Existing and Proposed;~~  
~~Drawing No. 03 – Elevations (Front and Side) – Existing and Proposed;~~  
~~Drawing No. 04 – Elevations (Rear) and Roof Plans – Existing and Proposed; and~~  
~~Drawing No. 05 – Floor Plans – Existing and Proposed.~~

### Relevant Planning History

| Reference | Description                                                  | Decision  | Decision Date |
|-----------|--------------------------------------------------------------|-----------|---------------|
| 19820152  | Erection of replacement garage at the side                   | Permitted | 15.04.1982    |
| 19800650  | Erection of single storey rear extension to form dining room | Permitted | 04.09.1980    |

|          |                                                    |           |            |
|----------|----------------------------------------------------|-----------|------------|
| 19770890 | Erection of single storey lounge extension at rear | Permitted | 03.02.1978 |
|----------|----------------------------------------------------|-----------|------------|

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

## Consultations, Publicity and Representations

### Consultees

#### Local Ward Councillors

No Comments.

#### Neighbouring properties

Five surrounding properties were consulted and no representations were received. The overall consultation period expired on 04.04.23.

#### *Re-consultation*

As amended plans were provided, it was necessary to carry out re-consultation in this instance. The overall consultation period expired on 17.05.2023 and no responses were received.

## Officer's Analysis

65 Lewis Road is a semi-detached bungalow located east of the highway.



This application proposes the demolition of the existing conservatory and the erection of a single storey front, side and rear extension with garage alterations, a new front drive and widening of the vehicular crossover. In addition, the plans show removal of the chimney and installation of light tunnels in the rear roof slope. The planning history and photos show the property benefits from an existing single storey rear extension, and this development would increase the depth of the existing extension and wraparound the flank elevation of the dwelling to connect with the new side extension.

### Proposed Development

The proposed development would create space for an enlarged kitchen area, new utility room and an additional bathroom, with other internal alterations. Plans show the extension of the vehicular crossover with the front drive to be constructed with block paving, and the installation of a ramp and platform to provide level access for the occupants. In addition, a timber deck/paved patio area is shown on the plans to provide level access in the rear garden. Furthermore, it is proposed that the gable end would be altered from decorated render to horizontal cladding, similar to the neighbouring property at No.67 (photo included), and the garage roof is to be raised, with an electric roller door installed. As seen on aerial images, the shed shown on the block plan is existing.

The plans show the extensions will have the following dimensions:

| Single Storey Side Extension Element<br>(including projection to rear)                                                    | Single Storey Rear Element (not inclusive of<br>side projection or existing extension)                                           |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Height 2.65m</li><li>• Depth 10.39m</li><li>• Width 2.22m</li></ul>               | <ul style="list-style-type: none"><li>• Height 2.96 (including roof light)</li><li>• Depth 2.94m</li><li>• Width 6.71m</li></ul> |
| Architectural floor plan of the single storey side extension element, showing a kitchen and utility area with dimensions. | Architectural floor plan of the single storey rear extension element, showing a kitchen area with dimensions.                    |

| Garage                                                                                                          | Front Extension                                                                                                |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Height 2.68m</li> <li>• Length 4.93m</li> <li>• Width 3.63m</li> </ul> | <ul style="list-style-type: none"> <li>• Height 3.37m</li> <li>• Depth 1.20m</li> <li>• Width 1.34m</li> </ul> |

### Design, Character and Appearance

The single storey wraparound extension is large, however is modest in height. It will be constructed above the eaves of the existing dwelling (as is the existing rear extension), however, the new cladding on the gable end roof will help to mitigate any impact. In addition, the garage roof is to be raised, with some brick detailing shown on the plans, and this is to be more in line with the eaves of the main dwelling when viewed from the front elevation. These changes are considered to improve the overall appearance of the existing garage and also serve to obscure the flat roof of the side extension from the public vantage point.

The plans indicate the patio/deck area will provide a level access. As indicated on the elevations, there is approximately 0.25m between the bottom of the patio doors and ground level, and as such, this is acceptable.

The front extension is to be set back and set down from the existing front gable projection. It is modest in depth and width. In addition, no part of the extension will project past the gable projection, including roof eaves or guttering. It is generally not preferable for front extensions/porches to incorporate flat roof elements into the design. However, a different design would cause bulk to the development, and therefore in this case, the roof form is acceptable.

Lewis Road is not a classified highway and as such, the widened crossover, which would include removal of part of the garden wall, along with block paving is acceptable, subject to a grant of permission from the highway authority (Kent County Council). The decision notice can include a condition to ensure the paving is permeable to avoid any drainage and surface run off issues. The new proposed ramp is small and provides level access for the occupants. It would be desirable for planting to be included within the proposal to mitigate the hard standing, however, on balance, the proposal is considered to be acceptable.

Proposed external materials for the development include cladding similar to neighbouring property, N0.67 Lewis Road, decorated render in keeping with the existing, uPVC windows and doors, with the windows and door in the flank elevation to have opaque (obscured) glass. New light tunnels will be formed in the rear roof slope. Although the roof tiles for the front extension are not specified, the decision notice can be conditioned so that the proposed external materials of the development (apart from the cladding) will match the existing dwelling. This will ensure a satisfactory relationship between the existing and new development.

In terms of the street scene, the revised proposal is not considered to cause detrimental harm to the character and appearance of the local area.

Overall, the development is in accordance with 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.).

### Amenity of Future Occupiers

The development layout changes for this proposal results in internal bathrooms that do not have windows. It is preferable for bathrooms to include external windows, however this is the applicants choice, and it is noted the new light tunnels will help provide some light to these areas.

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The block plan shows the resultant garden area exceeds these requirements. The RLG (2020) also sets out expected room sizes, and the plans show the proposed new room sizes are acceptable, albeit room space for utility rooms are not specified within the RLG (2020).

Overall, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

#### Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity below.

The proposal is not considered to detrimentally impact neighbouring amenity in terms of loss of light, outlook, privacy or cause a sense of enclosure. The extensions are single storey and modest in height. As per the photos and plans provided with this application, the neighbouring property No.63 has an existing conservatory, set away from the shared boundary with No.65. In addition, the extension will be stepped in, slightly away from the shared boundary. Furthermore, there is a gap between No.65 and No.67, and the application site lies to the north of No.67. As such, overshadowing does not pose a concern. In terms of privacy, there is a high level fence along the shared flanks boundaries and the windows to the new side extension are to be fitted with obscure glass. In addition, the flank window on the front extension is to form part of the entranceway/hall of the dwelling and as such poses no concerns. Furthermore, there is sufficient distance between the development and No.2 Edgehill Gardens.

As such, the proposed development safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

#### Highways and Parking

There are no parking or highways concerns that arise as a result of this proposal. There is to be no increase in bedrooms, and the extension of the vehicular crossover along with the block paved driveway will improve the existing provisions, in terms of highways and parking.

#### Any Other Material Planning Considerations

##### *Contamination*

The details provided on the application form indicate the presence of asbestos within the existing garage roof. In addition, the site lies within the Lewis Road historic landfill buffer zone. As such, a watching brief condition can be added to the decision notice.

##### *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 1 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

##### *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.

65 Lewis Road is located within the Istead Rise housing development and therefore it is unlikely that the proposal would have a detrimental effect on the landscape character area.

### Conclusion

The proposed development will be constructed using appropriate materials to compliment the existing dwelling and will not have a detrimental impact on the character or appearance of the street scene. In addition, the development is considered to safeguard the amenity of future occupiers and neighbours. As such, the proposal is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

### Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

|                      |                 |                     |                                                                                      |
|----------------------|-----------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Miss Faye Hobbs                                                                      |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 18th May 2023   | <b>Dated:</b>       | 19 May 2023                                                                          |