



Delegated Report

Householder Planning Application

Planning Application No: 20220429

Location: 195 Valley Drive Gravesend Kent DA12 5SG

Description: Erection of a part single and part two storey side and rear extension, construction of a rear dormer and conversion of the roofspace to form habitable rooms.

Applicant: Mr & Mrs Kevin Ijewere

Site Visit Date: 09.03.23

Submitted Documents/Plans

Application Form;
Site Location Plan;
Existing Site Plan;
Proposed Site Plan;
Drawing No. JK1/M/04 – Plans – Section Elevations; and
Supplementary Information – Copy of Decision Notice 2010306.

~~Drawing No. JK1/M/03 – Plans – Section Elevations.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210306	Erection of a two storey side and rear extension and conversion of loft into habitable rooms with rear dormer.	Refused	26.05.2021

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

Local Ward Councillors

No comments.

GBC – Gravesham Highways Officer

This proposal increases the number of bedrooms from 3 to 5. This equates to half a car parking space, when considering Kent Design Guide car parking recommendations. Gravesham's adopted car parking standards are maximums which are no longer considered appropriate, but as there is no minimum it is difficult to request more. I doubt an objection for a parking space, raising the provision to two would be successful on appeal, given the proximity to a regular/frequent bus service on Valley Drive.

However, if it is not too late, to comply with the requirements of SPG4 two secure cycle parking spaces should be provided. (One per new bedroom).

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 15.02.23 with an overall expiry date of 10th March 2023. Two responses from the same neighbouring property was received, objecting to the proposal and making the following summarised comments;

- Loss of privacy – bedroom window directly overlooking daughter's bedroom
- Existing side bathroom window of application property can be overlooked due to a change in window design to side opening
- Loss of light to kitchen and bedroom

Officer's Analysis

Background

As can be seen from the planning history, this application is a resubmission of a previous refused scheme for the erection of a two storey side and rear extension and conversion of loft into habitable rooms with rear dormer, planning ref. 20210306. This application was refused for the following reason;

1. The proposed extensions and dormer window, due to their design, in particular the roof, and

relationship with the main dwelling, will result in an incongruous form of development that does not relate well to the host dwelling and is out of character with the surrounding area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2019.

The current proposal therefore seeks to overcome the refusal reason. The images below show the comparison between the refused scheme and the current:

Previous Scheme 20210306



Current Proposal



Procedural Issues

The originally submitted scheme had a slightly different first floor layout with the en-suite to serve the new bedroom being located to the rear of the property, with the main bedroom window located to the front which would be located approximately 6.8m away from the neighbouring bedroom window, which would have resulted in an unacceptable level of overlooking and loss of privacy for the occupants of No. 197. A revised plan was submitted amending the floor layout to have the en-suite located to the front which could be conditioned to have obscure glazing which would address the loss of privacy. As the revised scheme would address the loss of privacy to the occupiers of No. 197, consultation was not carried out. The other issues raised from consultation, have been addressed in the relevant sections below.

Proposal

This current proposal seeks planning permission for the erection of a two storey side and rear extension and conversion of loft into habitable rooms with rear dormer. The proposed two storey extension will project to the side by approx. 3m with a shed extending beyond this by a further 1.5m. It will extend to the rear by approx. 3m and will provide for a larger kitchen/diner and utility at ground floor and a bedroom with en-suite at first floor. The dormer window will be approx. 2.19 high, 6.24m wide and 2.98m deep.

Character and Appearance

The application site is located within a residential part of Gravesham. The dwellings are typically two storey semi-detached arranged around a green. Some of the properties have been extended. The most notable

extension is that at number 197 Valley Drive (19970387).



The proposed extension will project approx. 3m to the side and will have a pitch roof that's ridge would be set below the ridge of the main roof by 1.63m which would give a subservient appearance to the host dwelling. The proposed shed creates a wide frontage to this part of the extension. However, given the corner plot and arrangement with the adjacent property to the side, further views of the side extension from the wider streetscene would be obscured.

To the rear the two storey element of the part single part two storey rear projection would have a hip roof and would not extend across the rear of the main house. The single storey element would sit behind the main host dwelling and would have a flat roof. Whilst the hip roof appears as a slightly odd arrangement, it is unlikely that any other design would be suitable in order to achieve the projection to the rear. The single storey flat roof rear extension would not be visible from public vantage points and is a common design.

The dormer window is large and does dominate the rear roofslope, however it has been set down from the ridge, and in from the eaves and both side boundaries which is likely to be able to be achieved through permitted development if assessed alone.

The proposed extensions and dormer window would appear as subservient additions to the main property and would not be highly visible from the streetscene. It is therefore considered that the current proposal has overcome the previous reason for refusal and would accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

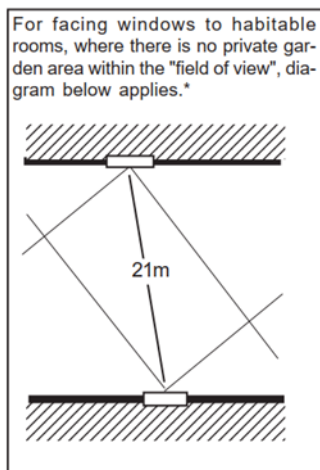
The proposed extension provides sufficient room sizes and outlook for future occupiers. The new master bedroom contains windows to the front and rear which serves both the main bedroom and the en-suite. The remaining garden is of a suitable size for the dwelling and no concerns are raised in this regard.

Neighbouring Amenity

Number 197 is located to the east of the application site and has a two storey side extension that is perpendicular to the application site. There is a window in the northern flank of the main dwelling at 197 that serves a bedroom. The proposed front facing window to serve the en-suite to the new bedroom would afford direct views over this window and concerns are raised regarding the overlooking of this window. The Residential Layout Guidelines requires a distance in excess of 21m between habitable room windows as

shown in the figure below;

Figure 1



The proposal would result in only a gap of 6.8m between the new window and the neighbouring bedroom window. As this window would serve the en-suite to the new bedroom, it can be fitted with obscure glass to address any unneighbourly overlooking, which can be controlled by condition, and the main bedroom window would be located within the rear elevation and therefore would have sufficient light and outlook.

No. 197 also has a study window to the front facing the application site however this is not a habitable room and the proposed extension will be set further back than this so as to cause no significant impact. The kitchen window to this neighbour faces into its own rear garden and so will suffer no detrimental impact.

In terms of overshadowing, the orientation of the property is such that shadow cast from the proposal would be over the rear garden of the host dwelling and as such would not result in any further impact over the neighbouring dwellings.

Number 193 is located to the west of the application site. The proposed two storey extension does not extend to the rear of the main property and is therefore set away from the boundary (approx. 6.41m). Due to the distances between the proposal and this neighbour there will be no loss of outlook or daylight from the proposal. Due to the path of the sun there will be no detrimental impact in terms of loss of sunlight or daylight.

The proposed development, subject to conditions, meets the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 in terms of amenity.

Parking and Highways

The property has one off road parking space and there is ample on street parking available. However, the increase of bedrooms does create the need for further parking. Taking into consideration the location of the property on the main bus route and within close proximity to shops, it is considered that on balance this is acceptable and therefore no concerns are raised in terms of parking and highway safety. It would be advisable to provide secure weatherproof cycle storage to overcome the lack of off road parking, which can be secured via condition.

Conclusion

The current proposal has revised the overall design of the scheme which is considered to have overcome the previous reason for refusal and is therefore considered to be an acceptable addition to the property and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Recommendation:

Permission.

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	13 th April 2023	Dated:	13th April 2023