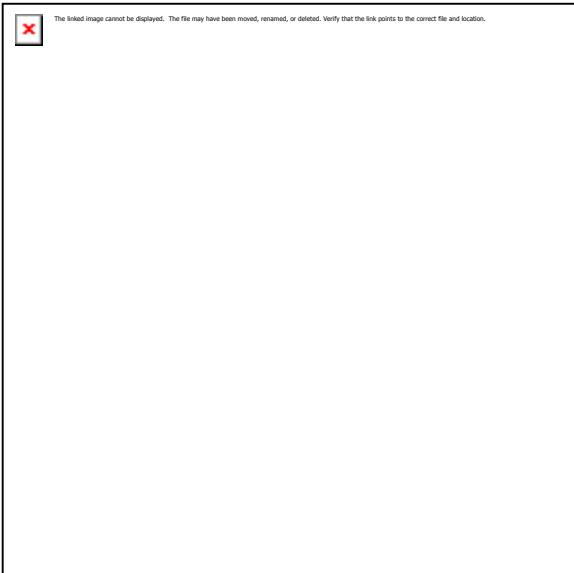




Delegated Report

Householder Planning Application

Planning Application No: 20220714

Location: Bali-Hai 8 Bycliffe Mews Bycliffe Terrace Gravesend

Description: Retention of the side extension as constructed with the rear wall to the side extension level with the rear wall of the original dwelling, revised arrangement of the fenestration to the rear elevation and tile hanging to be reinstated to the first floor level of the front elevation of the host dwelling and for the two storey side extension.

Applicant: Mr & Mrs Sandhu

Site Visit Date: 15 July 2022

Submitted Documents/Plans

Application form;
Drawing no. 01 – Plans & Elevations As Existing;
Drawing no. 03 – Location Plan;
Drawing no. 04B – Block Plans As Existing & As Proposed
Drawing no. 07 – External Works As Existing;
Drawing no. 08B – External Works As Proposed;
Drawing no. 102E – Plans & Elevations As Proposed; and
Planning/Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200328	Erection of two storey side extension and single storey rear extension.	Permitted	22.05.2020

20200392	Erection of two storey side extension and single storey rear extension.	Permitted	18.06.2020
20210838	Application for approval of condition 6 attached to planning permission reference number 20200392 relating to full details of hard and soft landscaping.	Approved	29.07.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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).

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

15 surrounding properties were consulted plus site and press notices – 6 responses have been received, three responses from one individual and the other three responses were from three different individuals:

The comments made can be summarised as follows:

- The bi-fold doors should have been put on the other side of building to where they are now and how

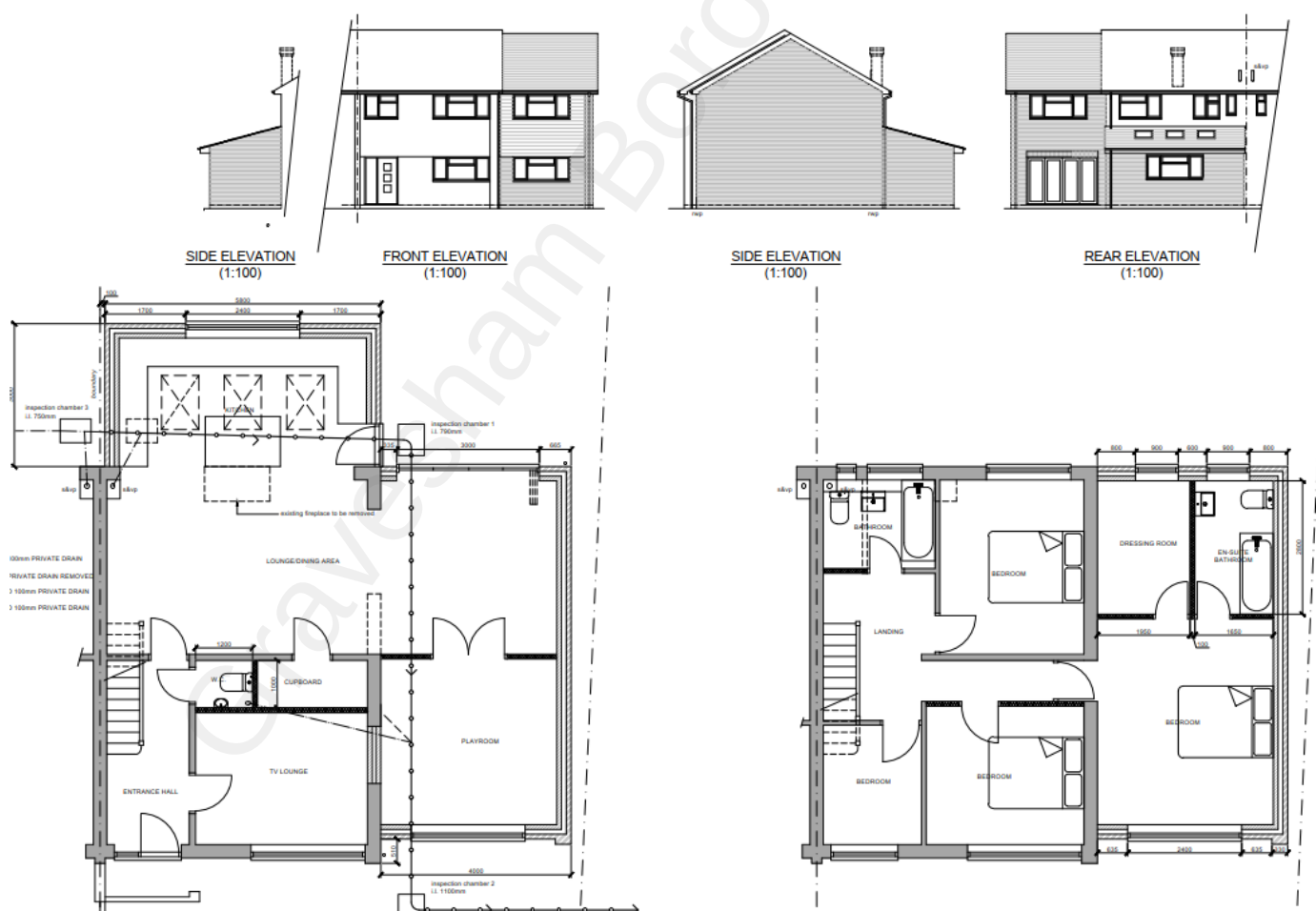
it juts will affect their privacy and noise levels;

- Patio doors are on wrong side of the original plans approved;
- Patio doors at back are a complete invasion of privacy and totally contrary to the original plans;
- The painted rendered panels to the front will not match the adjoining property, will look absolutely awful, ghastly and out of keeping with the other properties;
- When they did their work they were told they had to keep the façade of the building at considerable cost to them;
- Picket fence in place of wall is not in keeping with area;
- There is supposed to be a tree planted at the back to replace the one at the front this has not been done and back has already been landscaped;
- Work has gone on for over a year and has been disruptive, both environmentally and physically, any further adjustments will prolong the work even further;
- Have removed their wall without permission, was supposed to rebuild; and
- This build is being allowed to go in any direction it wishes whilst they jumped through hoops at considerable expense; build is taking outrageous liberties from the original plans and council planning is signing everything off.

Officer's Analysis

Planning permission was granted for 'Erection of two storey side extension and single storey rear extension' under ref. 20200328.

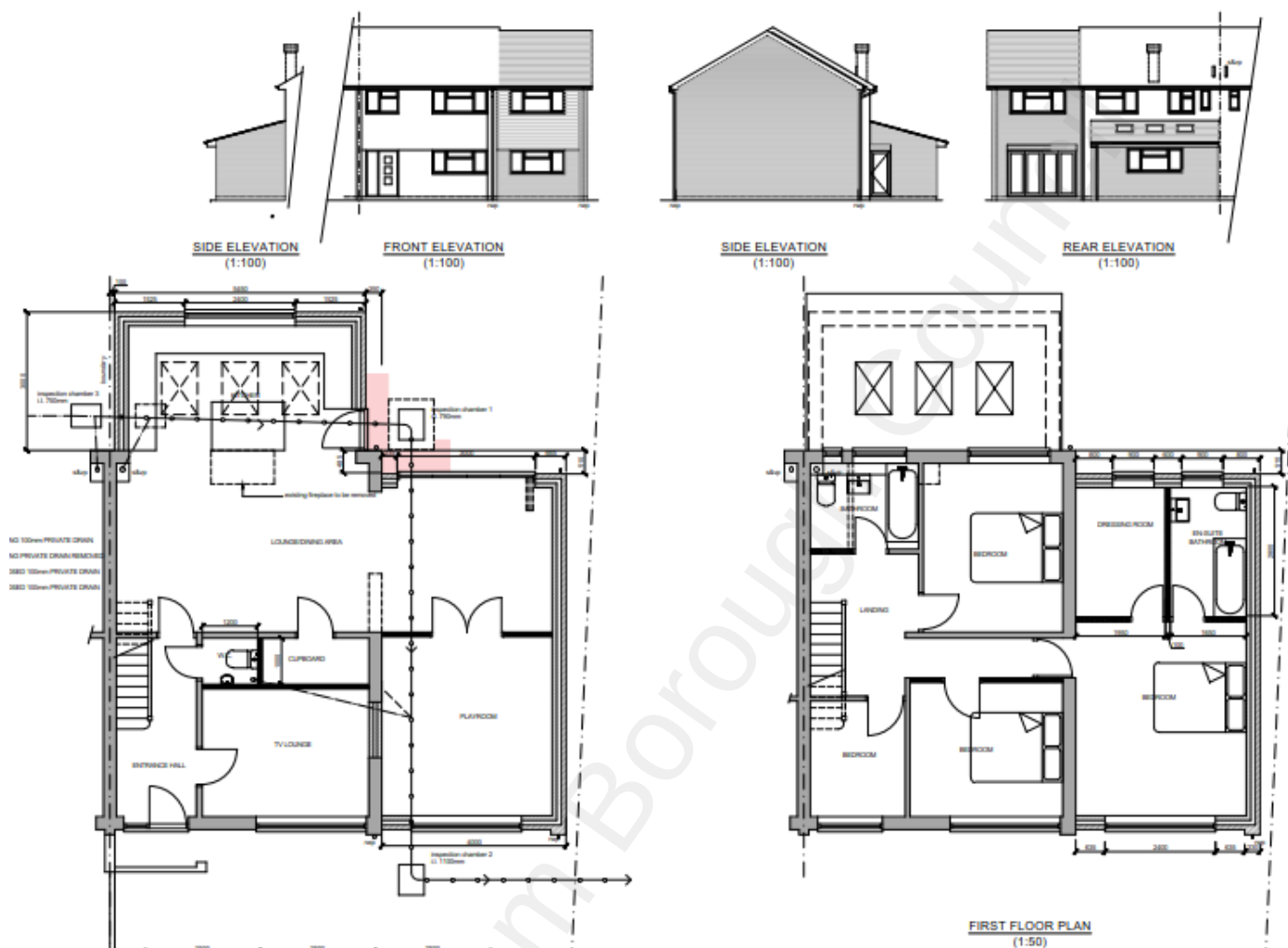
The approved scheme was as follows:



Following this the applicant submitted application ref. 20200392 which was for 'Erection of two storey side

extension and single storey rear extension' and was permitted in June 2020.

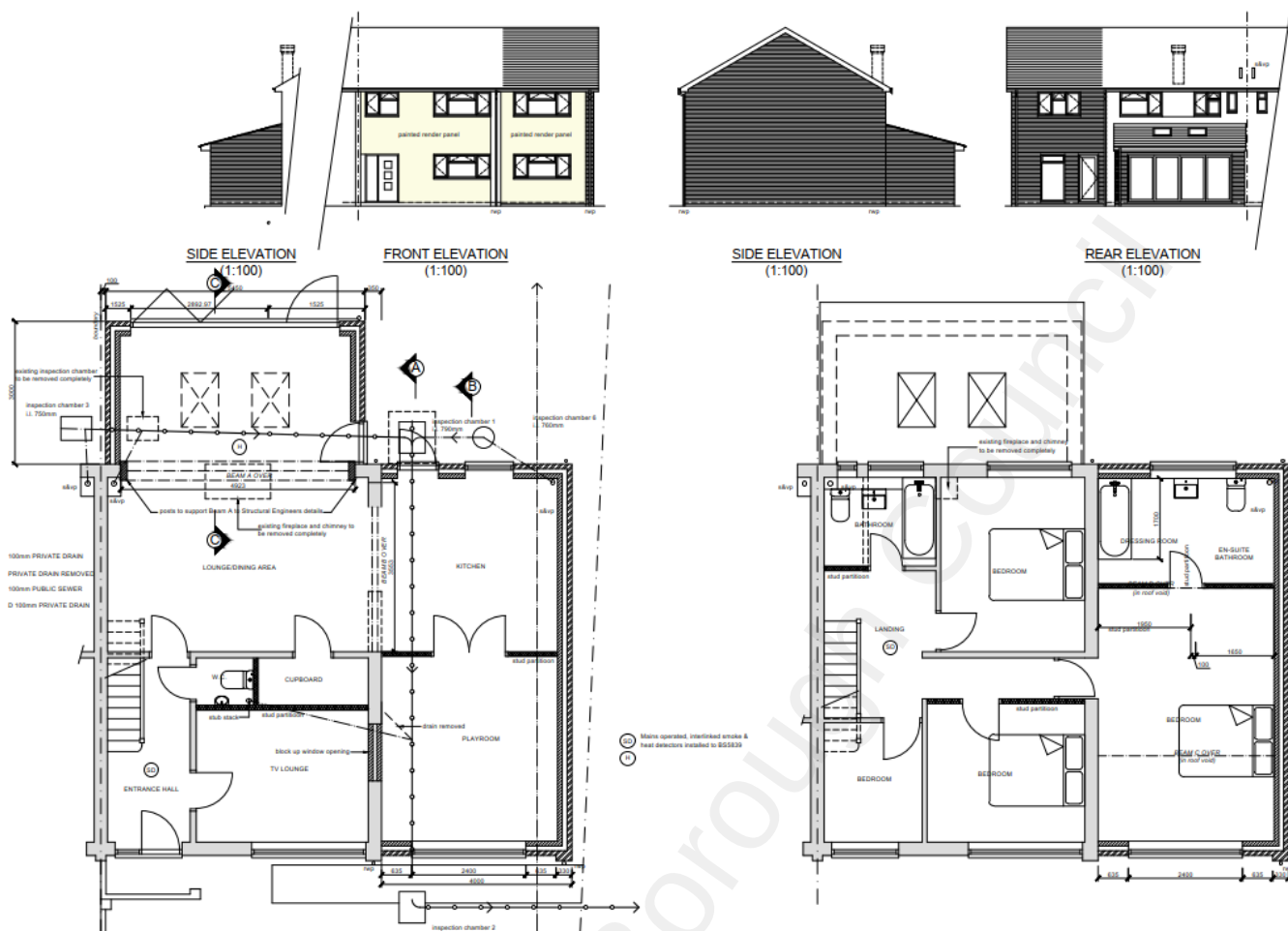
The approved scheme was as follows:



The differences being that the rear wall of the extension was set in from the original rear wall of the host dwelling by 510mm to allow necessary clearance from the public sewer inspection chamber 1; the front wall of the extension was also brought in line with the front wall of the host dwelling.

This current application has arisen as the extension as constructed has not been built in accordance with the approved application ref. 20200392.

The proposed scheme is as follows:



The changes to the approval as built (and proposed) are:

- The rear wall of the extension has been built in line with the rear wall of the host dwelling and not set in by 510mm;
- The fenestration in the rear elevation has been changed – in the two storey side extension the approved drawing shows bi-fold doors at ground floor level and a window at first floor level in the rear but as built (and proposed) there is now a door and a long window at ground floor and a slightly smaller window at first floor level. In the single storey rear extension the approved drawing showed one window in the rear but as built (and proposed) there are now bi-fold doors.

It is also proposed in this application to face the front elevation with painted render panels in place of the existing brickwork.

This application will only comment on the elements which are new in this application – i.e., the rear wall, fenestration changes and the proposed front render. The rest of the scheme is as per the approval ref. 20200392 and so cannot be revisited for assessment.

Design, Character and Appearance including Heritage

The rear wall of the extension being in line with the rear wall of the host dwelling is acceptable in design terms – this is the same as that approved in application ref. 20200328 in which the rear wall of the extension was in line with the rear wall of the host dwelling.

The fenestration changes are considered acceptable, the bi-fold doors have moved from the rear of the two storey side extension to the rear of the single storey side extension and the door and long window are considered acceptable in the rear of the two storey rear extension; being at the rear there would be no

impact on the character and appearance of the Pelham Road/The Avenue Conservation Area.

The originally submitted plans shows proposed rendered panels for the front elevation (host dwelling and extension). The agent was advised this would not be acceptable as such a finish would not be in keeping with the streetscene where there are no other buildings in Bycliffe Terrace with rendered frontages and the proposal would not therefore protect the character and appearance of the Pelham Road/The Avenue Conservation Area. The agent was therefore asked to amend the plans to show tile hanging reinstated for the host dwelling and for the extension (the ground floor of the host dwelling and the extension on the front elevation is brick) which is what the main host dwelling previously was (and the adjoining semi no. 7 is); this is therefore acceptable.

Amenity of Occupiers

The proposals would not impact on the garden area or rear garden depth it would still exceed the minimum garden area and rear garden depth standards for a four bedroom dwelling as set out in SPG2. As such in respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The rear wall of the extension being built in line with the rear wall of the host dwelling would not impact on any neighbouring properties with regards overshadowing or loss of light – it is as per the approval ref. 20200328.

The door and long length window in place of the bi-fold doors in the rear of the two storey rear extension would not raise any issues regarding impact on neighbouring properties. The bi-fold doors in place of the window in the rear of the single storey rear extension would not cause an impact on neighbouring properties, similarly as the approved window would not have. The bi-fold doors would be at ground floor level and would look down the rear garden of the application site and would not cause any direct overlooking into any neighbouring windows or private garden areas.

The rendered panels would not impact on neighbour amenity with regards overshadowing, loss of outlook or overlooking.

In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Other

Parking and Highways – The proposed changes raise no parking or highway safety issues.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal subject to conditions is considered acceptable with regards design, character and appearance, amenity of occupiers and neighbouring properties and parking and highway safety. As such permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	22nd August 2022	Dated:	22nd August 2022

Gravesham Borough Council