



Delegated Report

Householder Planning Application

Planning Application No: 20230769

Location: 1 Orchard Avenue Gravesend Kent DA11 7NX

Description: Erection of a single storey rear extension and front porch with an extension to the first floor side roof slope and side dormer; and conversion of the existing garage into habitable rooms.

Applicant: Mr Sandeep Bratch

Site Visit Date: 08/09/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 10A/A3/01 (Site Location Map and Existing First Floor Plan)
- Drawing No: 10A/A3/02 (Existing Elevations)
- Drawing No: 10A/A3/05 (Existing and Proposed Side Elevations)
- Drawing No: 10A/A3/03 (Proposed Ground Floor Plans)
- Drawing No: 10A/A3/04 (Proposed First Floor Plan)
- Drawing No: 10A/A3/06 (Existing and Proposed Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211510	Extension of front porch and erection of a single storey rear, part two storey side and front extensions.	Permitted	20.01.2022
20210696	Extension of front porch and erection of part single, part two storey rear and side extension.	Refused	08.10.2021
19820853	Erection of single storey rear extension to form enlarged kitchen and construction of dormer extension in the side roof slope to form enlarged bathroom and enlarged bedroom	Permitted	18.01.1983

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

From a highway a highway perspective the proposal requires some modification to be acceptable.

1. The driveway should be some 6.4 metres wide. This would provide a 2.7 metre wide parking space as it is adjacent to an enclosed boundary, a 2.5 metre wide parking space (the normal width in Kent) and a 1.2 metre wide footway to the property avoiding but adjacent to the parked cars.
2. The carriage crossover should be widened to serve a double width drive and the applicant needs to consult Kent County council on this matter.
3. Any alterations to the driveway would have to be in a bound permeable material to ensure no surface water or other material discharges onto the highway.

To comply with the requirements of adopted supplementary guidance Kent County Council's SPG4 a secure cycle parking space is required because of the extra bedroom.

Neighbouring properties

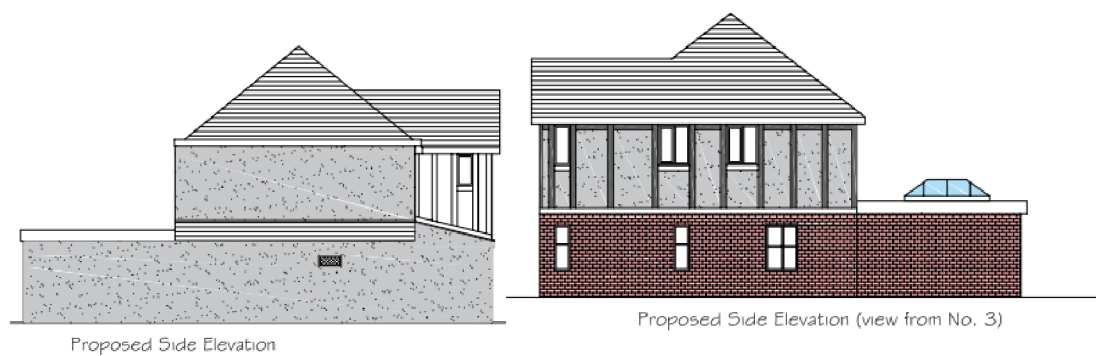
The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 14/08/2023 and no comments were received.

Analysis

Procedural Matters

The proposed side elevation shows a sky light on one side elevation and on the opposite side elevation this is omitted. Given the previous planning permission, which is in place, the sky light has been granted consent and should the applicant wish to remove this it is not considered to have any meaningful impact on

the development and so further clarity relating to this is not required as there is still adequate lighting within the development and no material harm would arise to the neighbours should it be removed.

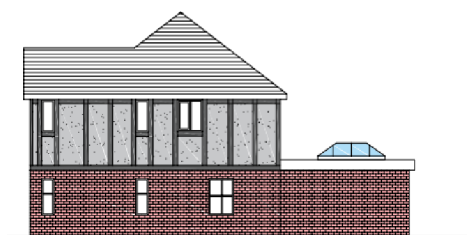


Background

The proposal is a resubmission of 20211510. The revised proposal introduces changes to the roof form including a large dormer in the side elevation. The revised proposal also seeks to convert the existing garage into a habitable room.

Permitted plans for 20211510 below:

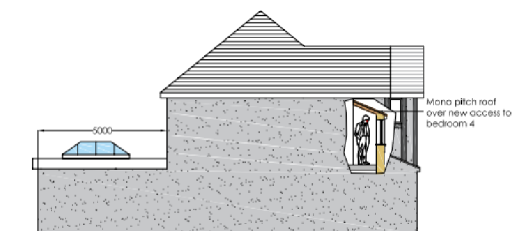




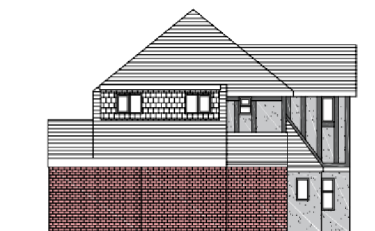
Proposed Side Elevation (view from No. 3)



Existing Side Elevation (view from No.3)



Proposed Side Elevation

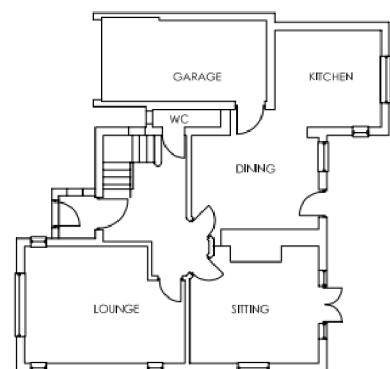


Existing Side Elevation

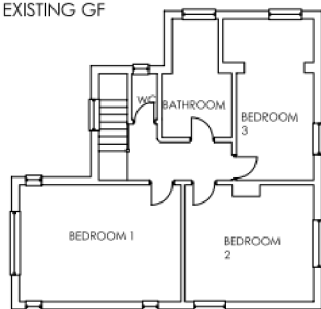
Proposal

This application is a resubmission of 20211510. The proposal seeks to erect of a single storey rear extension and front porch with an extension to the first-floor side roof slope and side dormer and conversion of the existing garage into habitable rooms.

Existing

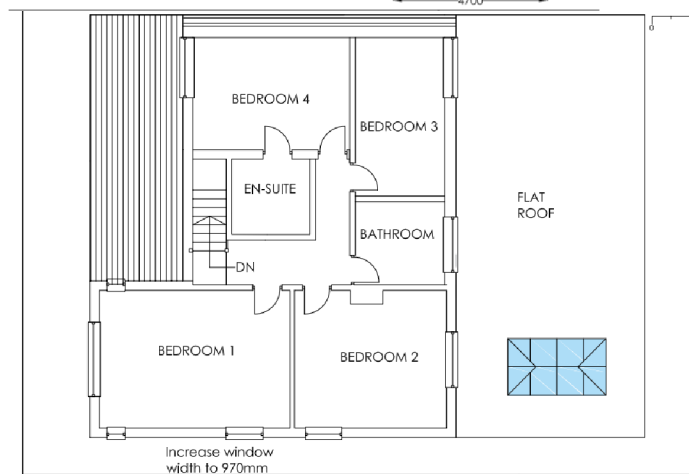
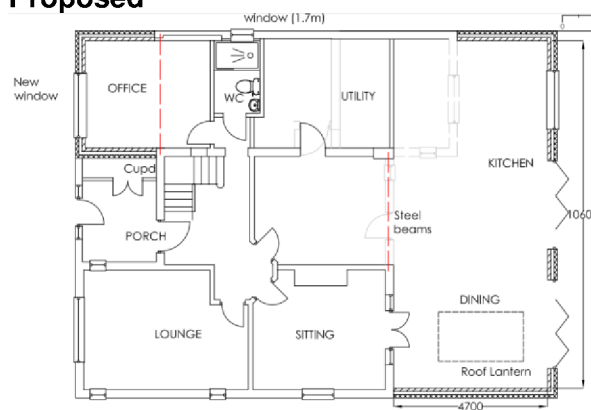


EXISTING GF



EXISTING FF

Proposed





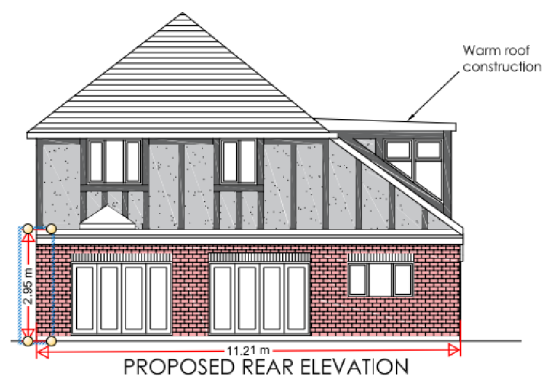
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



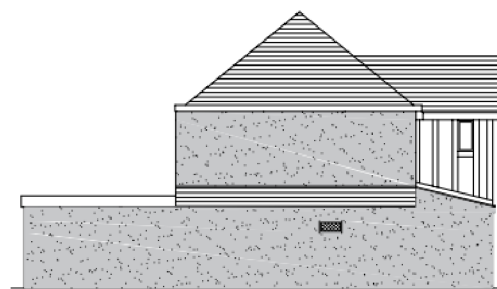
Existing Side Elevation (view from No.3)



Proposed Side Elevation (view from No. 3)



Existing Side Elevation



Proposed Side Elevation

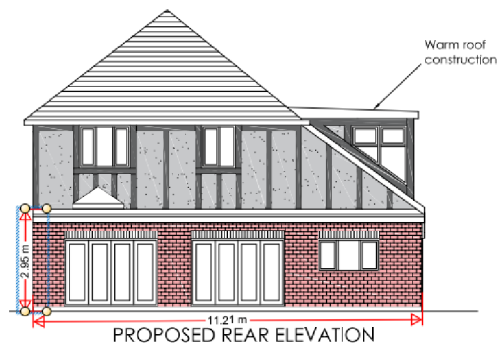
Character and Appearance

The application site is a two storey detached house in use as a single family dwelling. The application site currently has a permitted application under 20211510 to allow for the extension of the front porch and erection of a single storey rear and part two storey side and front extensions.

Current Proposal



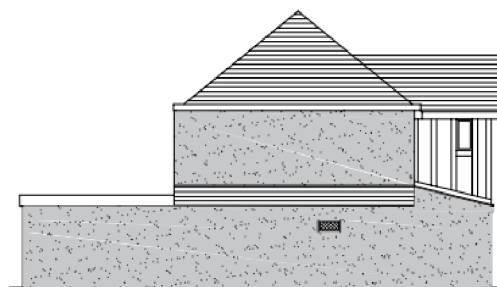
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



Proposed Side Elevation (view from No. 3)



Proposed Side Elevation

Permitted Proposal



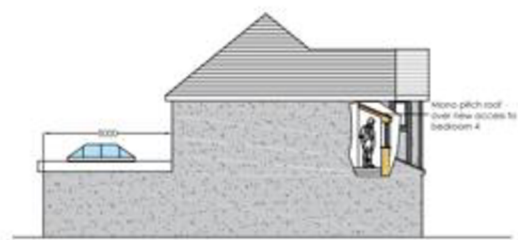
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



Proposed Side Elevation (view from No. 3)



Proposed Side Elevation

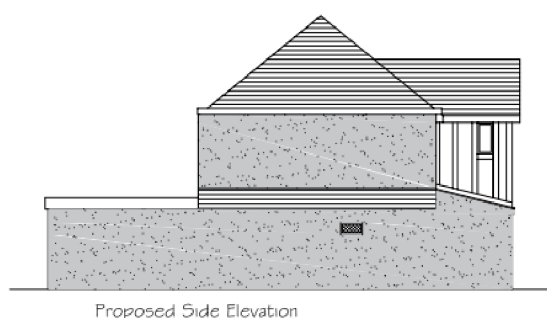
The current proposal largely retains the existing roof form with the exception of the proposed side dormer and subsequent extension to the first floor to enable this. The revised proposal also seeks to convert the garage into a habitable room and introduce a high-level window in the flank elevation at ground floor level to serve a shower/w.c.



The most significant alteration in this current submission is the introduction of a large side dormer in the eastern flank elevation. Below is an extract from the Council's adopted SPD4 – Householder Alterations and Extensions Guidance (2021):

Detail: Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

The below snip from the submitted plans show the introduction of a substantial dormer which will introduce a vast blank façade, not only is this dormer out of scale with the dwelling, it is considered to be overbearing and of poor design. The dormer will overwhelm the existing roof slope and introduce a harmful and unattractive addition to the property. The dormer is full width as well as exceeding the height of the eaves of the existing dwelling which essentially gives it the appearance of a first floor flat roof extension, which would also not be acceptable.



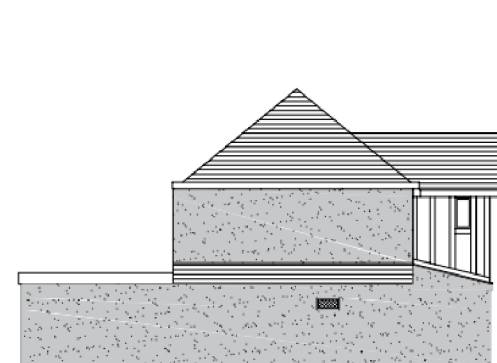
The conversion of the garage is generally an acceptable addition however any alterations should take

account of the current fenestration. The proposed window in the garage conversion will differ from that which already existing in the front elevation at ground floor, the window reflects the design of that at first floor level and is not ideal, however on balance a refusal on this basis is not likely to be upheld should there be any subsequent appeal.



PROPOSED FRONT ELEVATION

The revised proposal also introduces a high level window at ground floor level in the eastern flank elevation. Given the close proximity to the boundary and potential issues around encroachment this window would be conditioned to be fixed shut in perpetuity.



Proposed Side Elevation



The proposed single storey front and rear extensions are largely the same as what was already permitted under 20211510 and so these elements of the proposal are deemed acceptable.

Paragraph 134 of the National Planning Policy Framework (2023) states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”

The proposal, by virtue of the introduction of a large dormer in the side elevation, which will result in a significant blank façade, which is out of scale, overbearing and of poor design. The dormer will overwhelm the existing roof slope and introduce a harmful and unattractive flat roof addition to the property contrary to the requirements of CS19 Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021): and Section 12 of the National Planning Policy Framework (2023)

Amenity of Future Occupiers

The Council's technical standards as set out in SPG2- Residential Layout Guidelines (2020) sets minimum standards for internal living space as well as external private amenity space.

Post development there will be sufficient private amenity space and the proposed bedrooms are also compliant with SPG2 -Residential Layout Guidelines (2020) and CS19 Local Plan Core Strategy (2014).

Neighbouring Amenity

The dormer is located on the eastern side of the building close to the neighbour 'Evalon'. This neighbour has a first floor flank window overlooking the site that is high level and secondary window that serves a bedroom. Any loss of outlook or daylight to this window is not significant as this is not the sole window. The proposed development will not have any windows in the flank elevation at first floor level however there will be a high level window serving a w/c and shower room at ground floor level which can be conditioned to be obscure glazed and fixed shut to ensure the privacy of this property is maintained.

Due to the path of the sun there will be no detrimental impact on sunlight or daylight of any neighbouring properties.

In order to further maintain privacy a condition will be imposed to ensure there are no further openings created in the flank elevations.

The proposed extensions and alterations are considered to adequately safeguard neighbouring amenity and are therefore compliant with the requirements of CS19 Local Plan Core Strategy (2014) and SPG2 – Residential Layout Guidelines (2020)

Parking and Highways

The revised proposal will result in an increased to the number of bedrooms on site whilst resulting in the loss of a garage space. The proposed plans show hand standing for one vehicle and retention of soft landscaping. A balanced approach needs to be taken in terms of requiring further onsite parking as this would result in the loss of soft landscaping and the introduction of hardstanding which would increase the urban form in the street.

Orchard Avenue does benefit from on street parking without any parking restrictions and so it is considered that there is sufficient parking provision on street as well as on site to meet the needs of the development in line with the requirements of SPG4 – KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below ground:

The proposal will result in the introduction of a large dormer which will result in a significant blank façade, which is out of scale, overbearing and of poor design. The dormer will overwhelm the existing roof slope and introduce a harmful and unattractive flat roof addition to the property, contrary to the requirements of CS19 Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2023)

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12/09/2023	Dated:	12 September 2023