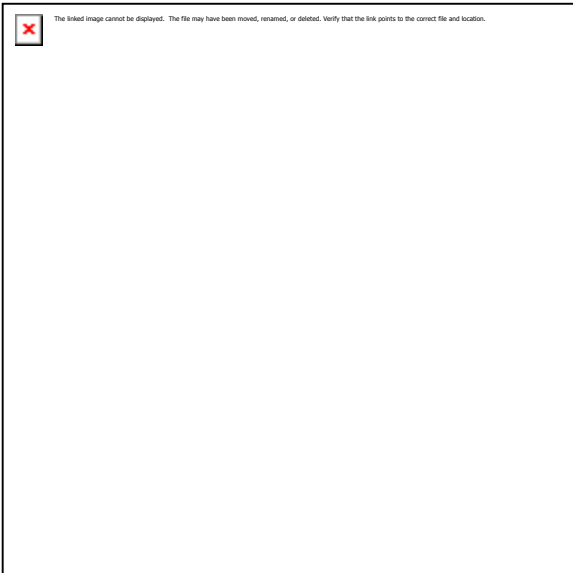




Delegated Report

Householder Planning Application

Planning Application No: 20220706

Location: 77 Hever Court Road Gravesend Kent DA12 5EG

Description: Conversion of the existing garage, erection of a single storey rear extension and extend first floor side dormer.

Applicant: Mr Gurpreet Singh

Site Visit Date: Previous application ref. 20211338

Submitted Documents/Plans

Application form;
Drawing no. 77HCR/A3/01 – Site Map and Existing GF & FF plans;
Drawing no. 77HCR/A3/02 – Proposed Ground Plan;
Drawing no. 77HCR/A3/03 – Proposed First Floor Plan;
Drawing no. 77HCR/A3/04 – Existing and Proposed Front/Rear Elevations;
Drawing no. 77HCR/A3/05 – Existing and Proposed Side Elevations; and
Drawing no. 77HCR/A3/06 – Existing and Proposed Block Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211338	Erection of first floor extension over garage, erection of a single storey rear extension and extension of first floor side dormer.	Withdrawn	25.05.2022

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

GBC Highways Officer

I have no objections to this proposal, there is adequate parking provision in the front garden to comply with adopted guidance.

Neighbouring properties

7 surrounding properties were consulted – overall consultation expiry date was 19 July 2022 – no comments received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the north side of Singlewell Road. The property has an integral garage, two dormers in the west side roof slope and one dormer in the east side roof slope; single storey extension and canopy at rear.

Planning permission was applied for 'Erection of first floor extension over garage, erection of a single storey rear extension and extension of first floor side dormer' under ref. 20211338. This was withdrawn by the applicant in May 2022 following advice from the case officer that permission would not be forthcoming for the proposal due to the unacceptability of the proposed first floor side extension in design terms and the depth of the single storey rear extension at 6m and the impact from that on neighbouring properties. The extension of the first floor side dormer was considered acceptable.

In this current application the proposed first floor side extension is no longer proposed and the proposal is for the single storey rear extension, extending the first floor side dormer and conversion of the garage.

Design, Character and Appearance

Single storey rear extension

The single storey rear extension would be 5m in depth, almost full width and 3.1m to the top of the flat roof. It has therefore been reduced 1m in terms of its depth in the previous application. The extension is fairly large however, given the extension is at the rear and single storey only and taking into consideration the depth and height of the existing host dwelling it is considered it would be in keeping with the scale and character of the host dwelling.

Dormer

There are already two dormers in the west flank elevation and it is proposed to remove the smallest one and extend the other existing larger dormer by 2.7m. Although large the dormer would still be set back from the front elevation by 3.7m and would match the existing dormer in design.

Conversion of garage

It is proposed to replace the existing garage door with a window and infill masonry to be rendered to match the existing dwelling which is considered acceptable.

In respect of design, character and appearance the proposal is considered acceptable in compliant with Policy CS19 (LPCS).

Amenity of Future Occupiers

The property would remain three bedrooms. The garden area as a result of the proposal would be 208 sq. m and 17.6m in depth which would exceed the minimum garden area and rear garden depth as set out in SPG2. In respect of the amenity of occupiers the proposal is therefore considered acceptable in compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Single storey rear extension

The proposed extension as stated would be virtually full width and 5m in depth. There is an existing single storey rear extension near to the boundary with the neighbouring property to the east no. 79 which is 2.5m in depth. The nearest opening in the rear of no. 79 is a door which appears to serve a living room/dining room. The proposed single storey rear extension would just fail the 45 degree line on plan but not elevation which as it does not fail both denotes there would be no undue overshadowing. There are no windows proposed therefore no overlooking.

The property to the west is no. 75, due to the scale of the proposed extension and the distance between the properties is some 2.8m it is considered there would be no undue impact on no. 75 with regards overshadowing and there are no windows proposed in the west flank elevation therefore no overlooking.

Dormer

The existing smaller side dormer in the west flank roof slope would be removed. It is proposed to extend the existing larger dormer in length. Due to the scale of the proposed extension to the existing dormer and the distance from the neighbouring property no. 75 there would be no overshadowing caused to no. 75. A window would be installed in the front of the dormer and so no issues with overlooking to no. 75 (it would therefore be an improvement on the existing situation which has a facing window to no. 75). Due to the

distance to the properties opposite there would be no issues regarding overlooking to them.

Conversion of garage

No impact on neighbouring properties.

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

Parking and Highway Safety

The garage would be lost as a result of the proposed conversion to a habitable room but a large part of the front garden is hard paved with space for a number of cars and would therefore exceed the maximum parking spaces as set out in SPG4 for a three bedroom dwelling (two spaces). No objections from GBC Highways Officer. In respect of parking and highway safety it is considered the proposal would compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal has resolved the issues of refused application ref. 20211338 as the proposed first floor side extension is no longer proposed and the depth of the single storey rear extension has been reduced. The proposed single storey rear extension, extension to existing dormer and conversion of the garage are considered acceptable in respect of design, character and appearance, amenity of occupiers, amenity of neighbouring properties and parking and highways 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:	16th August 2022	Dated:	17th August 2022