

Delegated Report

Householder Planning Application

Planning Application No: 20231026

Location: 11 Flowerhill Way Istead Rise Gravesend Kent

Description: Demolition of existing garage and erection of a single storey rear extension with roof lights.

Applicant: Mr Hamish Jack

Site Visit Date: 12/10/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 11-FLOWERHILL-WAY-01 Rev A (Existing Block Plan, Site Location Map, Floor Plans and Elevations)
- Drawing No: 11-FLOWERHILL-WAY-02 Rev A (Proposed Block Plan, Floor Plans and Elevations)

Relevant Planning History

No relevant planning history.

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

The applicant states on the application form there will be no change in car parking arrangements, yet the garage is lost, and no supporting information is provided on where car parking does or will take place.

In attempting to determine the number of bedrooms the property has I have attempted to track the history for the first-floor dormer windows but cannot find an application and perhaps one was not required. An upstairs floor plan would be beneficial, but on the information I have it would appear the property will go from 2 to 3 bedrooms.

Gravesham's adopted car parking standards are no longer appropriate as the National Planning Policy Framework states in paragraph 108 that Maximum Vehicle Parking Standards should only be used in special circumstances which do not apply here.

The only local guidance is therefore issued by Kent County Council as Highway Authority and is part of the Kent Design Guide, Interim Guidance Note 3, Residential Parking. This states for a three bedroom property in the suburban edge, village or rural environment two parking spaces should be provided. In addition to comply with the requirements of SPG4 a cycle parking space should be provided.

As no details have been submitted, although looking at neighbouring properties a solution is available, I would suggest a parking plan should be submitted and ideally all works should be completed to provide the parking area before the garage is demolished and the extension built.

Neighbouring properties

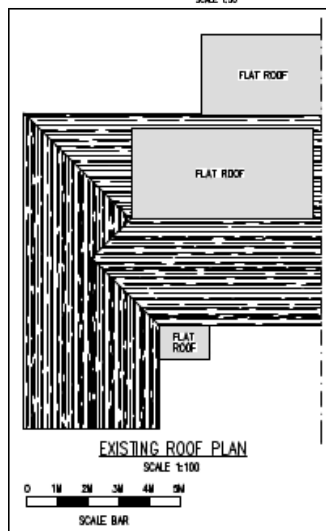
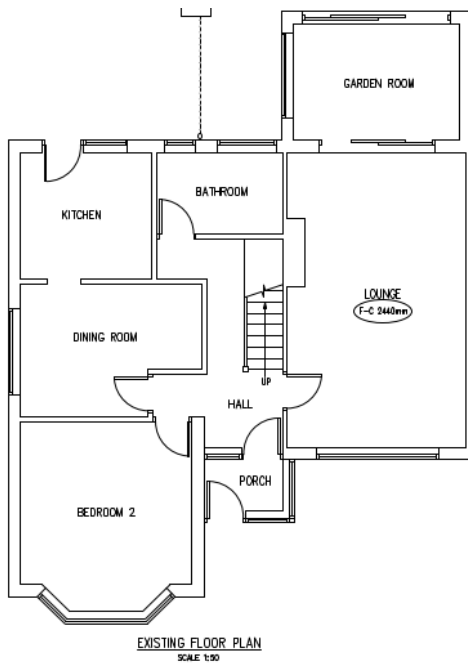
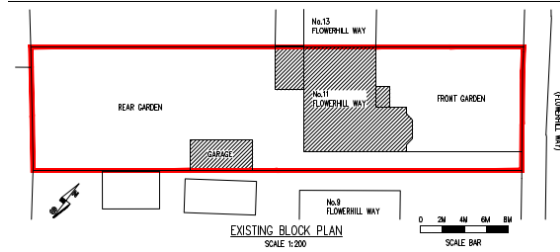
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 10th November 2023 and no comments were received.

Analysis

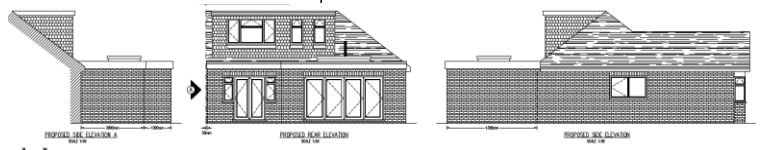
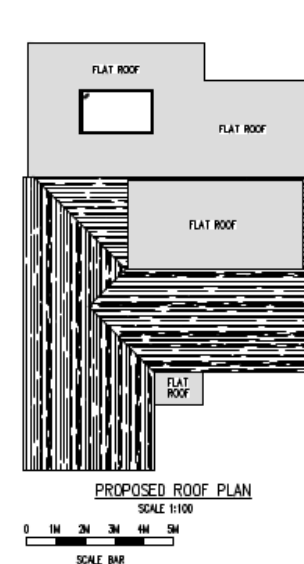
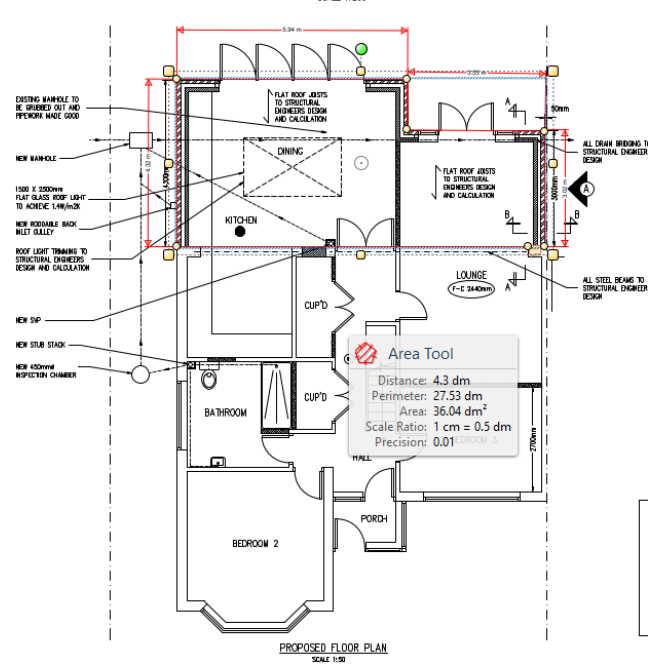
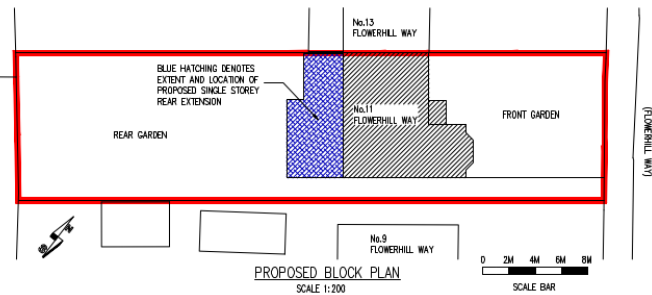
Proposal

The proposal seeks to demolish an existing garage and single storey rear projection to allow for the erection of a single storey flat roof rear extension.

Existing



Proposed



Character and Appearance

The application property is a semi detached bungalow situated in a rural settlement which is inset from the greenbelt. The site does not have any previous planning history, however there is a dormer at the rear of the property as well as a part width single storey rear extension and a front porch. These extensions have likely been built under permitted development rules and were constructed sometime between 1990 and

2003.



The proposed single storey extension will be staggered in depth which will comprise between 4.3m and 3m, the extension will span full width and have a maximum height of 2.95m which is acceptable. The extension will allow for an increase to the existing living space and will include a roof light as well as doors in the rear elevation to allow for access and views into the rear garden.

The extension is deemed to be appropriately designed with materials to match the host dwelling; in terms of scale It will add an additional 36sqm of living space to the original dwelling, the house as it was originally built was some 75sqm and so on balance it is considered that the extensions are of an acceptable scale.

Due to the rearward location of the extension it is not deemed to cause any harm to the main streetscape as it is not visible from a public vantage point, furthermore there are other single storey rear extensions in the vicinity and so this is not deemed an out of character addition.

The extension will be constructed on the common boundary, however there is no evidence of encroachment with the entire development being contained within the properties' own boundary.

The proposed extension is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the resultant garden space will be some 236sqm which is compliant with the requirements of SPG2 – Residential Layout Guidelines (2020). The application proposes the creation of a new third bedroom by dividing part of the original lounge. The proposed room is large enough to be used a single bedroom which is satisfactory. The proposal is therefore compliant with the Council's adopted technical standards and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed extension will be located between No's 9 and 13 Flowerhill Way. No 9 Flowerhill Way is situated away from the application property with a shared driveway between the two properties. There is no fenestration proposed in the flank elevation and due to the proximity and siting of the extension it is considered the amenities of 9 Flowerhill Way are adequately preserved.

The adjoining property known as No 13 Flowerhill will not suffer from any loss of privacy as there are no windows proposed in the flank elevation. In terms of light and outlook, firstly it must be noted that the existing rear projection at the application property is some 2.63m and the extension will increase this to 3m at the common boundary. No 13 already has a single storey rear projection in place which appears to be the same depth as the existing extension in place at No.11. Due to the scale and height of the proposed extension it is considered that there will be no material loss of light or outlook to No. 13 Flowerhill Way.

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

No neighbour representations have been received.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

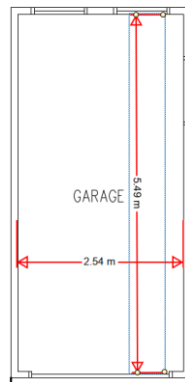
The existing dwelling has onsite parking currently for what appears to be one car in the form of a garage.

The GBC Highways Development Management Officers comments are:

“The only local guidance is therefore issued by Kent County Council as Highway Authority and is part of the Kent Design Guide, Interim Guidance Note 3, Residential Parking. This states for a three bedroom property in the suburban edge, village or rural environment two parking spaces should be provided. In addition to comply with the requirements of SPG4 a cycle parking space should be provided.

As no details have been submitted, although looking at neighbouring properties a solution is available, I would suggest a parking plan should be submitted and ideally all works should be completed to provide the parking area before the garage is demolished and the extension built.”

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.5m by 2.5m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.



There is further potential for off road parking to the front of the property, however on balance this would result in some loss of biodiversity. It was also noted during the officer site visit that there is adequate onstreet parking which is not subject to any restrictions.

Notwithstanding the concerns of the GBC Highways Development Management Officer regarding loss of parking, it is not considered that the loss of the garage would justify refusal of the whole scheme or that such refusal could necessarily be defended on appeal.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21/11/2023	Dated:	23 November 2023