

Delegated Report

Householder Planning Application

Planning Application No: 20230078

Location: 10 Allens Mead Gravesend Kent DA12 2JB

Description: Erection of a single storey rear extension and a first-floor side/ front extension

Applicant: Mrs Ronke Bero

Site Visit Date: 28th March 2023

Submitted Documents/Plans

- Application Form
- Drawing No: 10AllensMead_ProposedElevations_V3
- Drawing No: 10AllensMead_ProposedPlans_V3
- Drawing No: 10AllensMead_SiteLocationPlan_V3
- Drawing No: 10AllensMead_StreetScenes_V3
- Drawing No: 10AllensMead_ExistingBlockPlan_V3
- Drawing No: 10AllensMead_ExistingElevationsAndSection_V3
- Drawing No: 10AllensMead_ExistingPlans_V3

Supplementary Information

- Planning Statement

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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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

“The first thing to point out in this application is the apparent typo in the Planning Statement where under Site Location it refers to number 16 and not number 10 Allens Mead.

Site Location

No.16 Allens Mead is a two storey detached dwelling, No.16 Allens Mead is a part of a modern residential development

I note the proposal changes a four bedroom property into a five bedroom one. The car parking requirement remains the same, but there is an increase in cycle parking requirements. A secure covered cycle parking space should be provided.

The driveway in the front garden is adequate for the parking of two cars and so complies with standards”

Neighbouring properties

The application was advertised by way of letter to four surrounding properties. The consultation period expired on 20th February 2023 and no comments were received.

Analysis

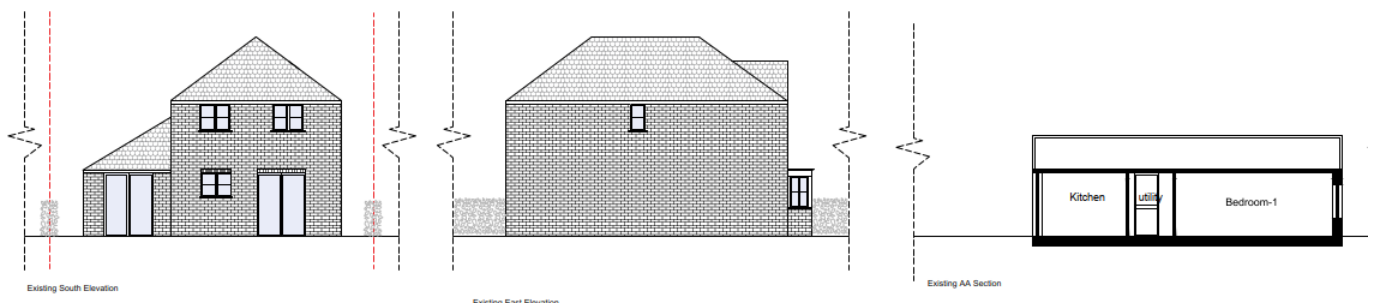
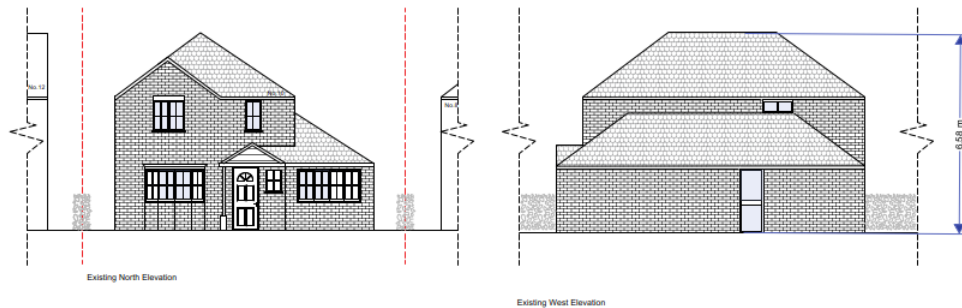
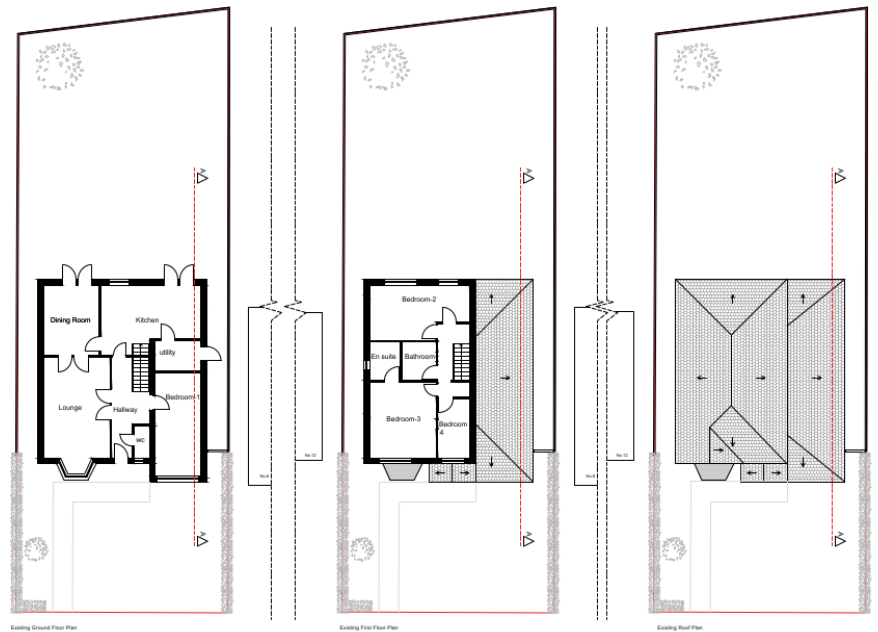
Proposal

The application is for the erection of a single storey rear extension and a first-floor side/ front extension. The single storey rear extension will project 3m from the rear elevation and will span the entire width of the dwelling. The extension will include a bifold in the rear elevation and three roof lights. The single storey rear extension will serve a dining area.

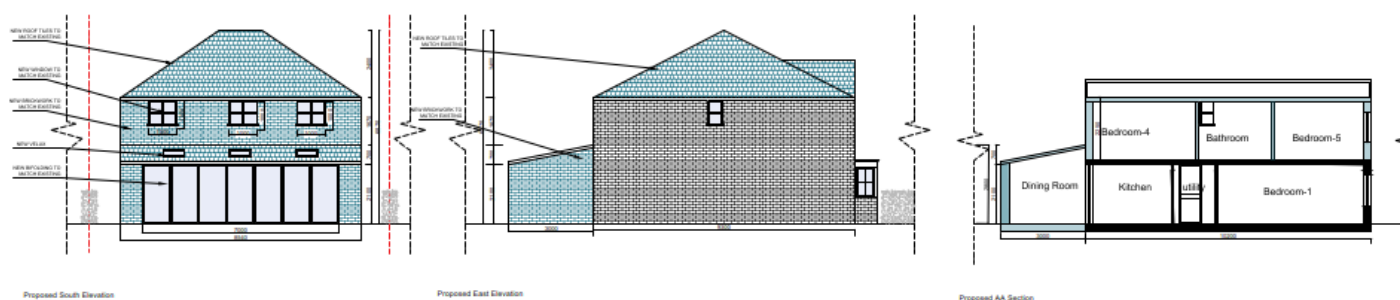
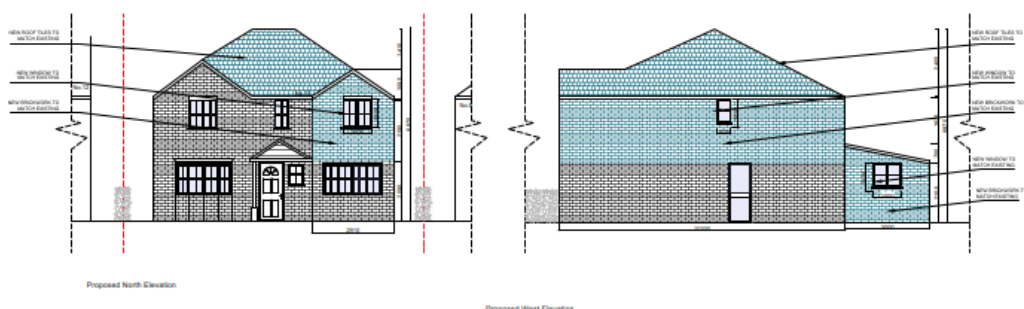
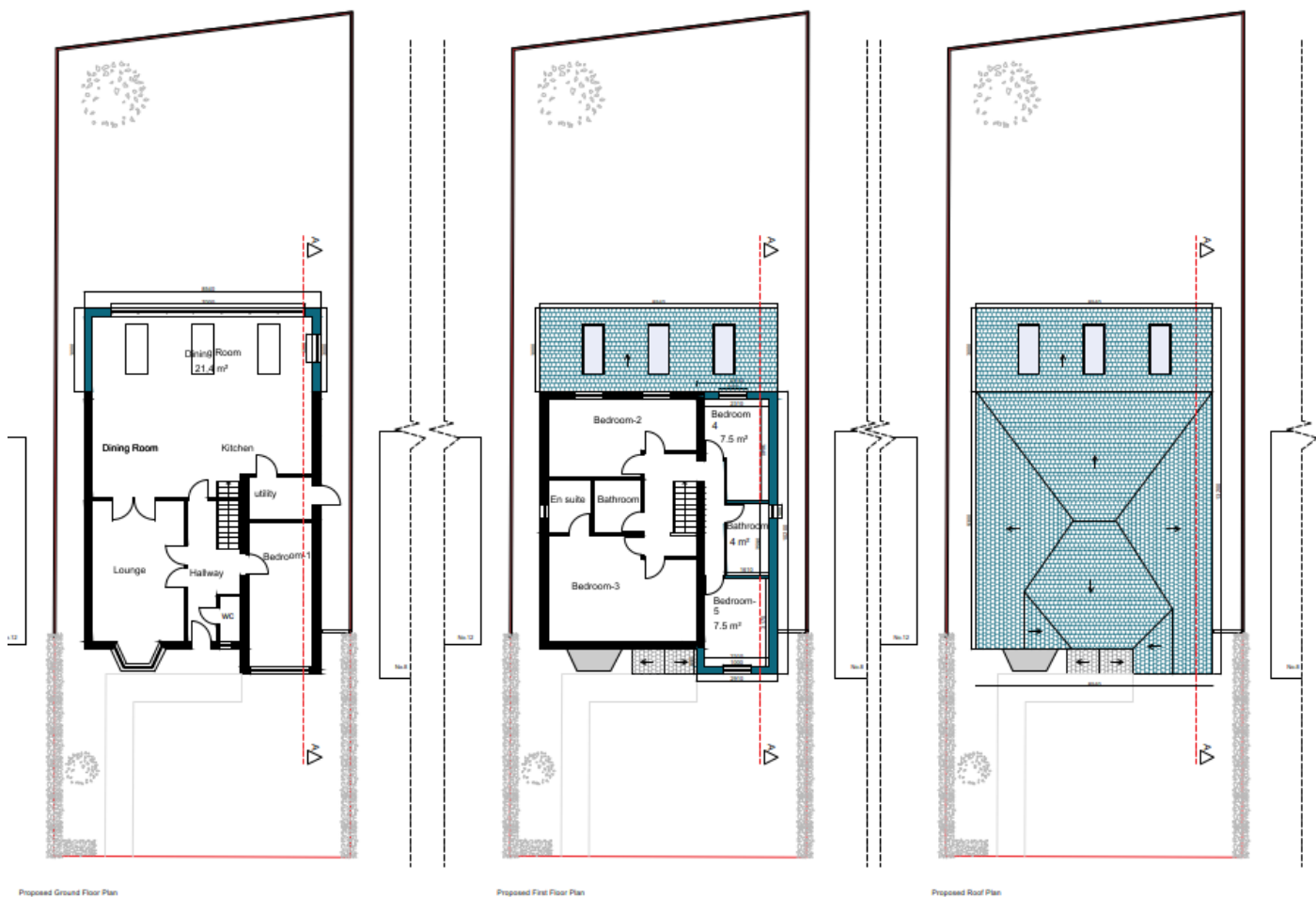
The second element of the proposal is for the erection of a first-floor front and side extension. The

extension will have a front facing gable which will have an overall height of approx. 5.3mm, the main roof of the house will be increased in width with a maximum height of 6.8m which will be a 0.3m increase to the height of the dwelling. The extension will extend the full depth of the house and the main roof will be hipped to the front and rear. The extensions will allow for the creation of an additional bedroom at first floor level.

Existing Plans and Elevations



Proposed Plans and Elevations



Procedural Matters

There appears to be a discrepancy in the submitted planning statement in which the application site is referred to as No.16 Allens Mead.

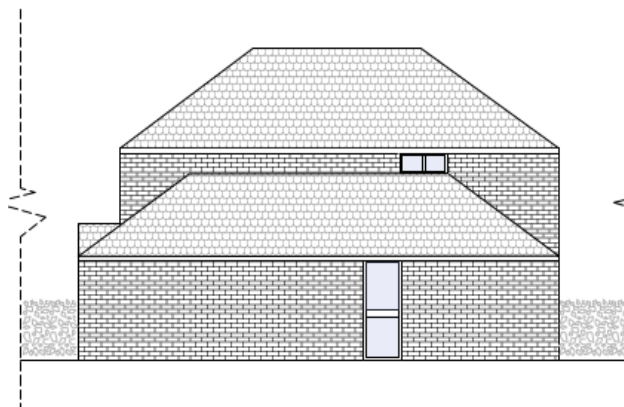
Character and Appearance

The application site is a detached two storey dwelling situated within a residential development constructed circa 2005. The street scene is mixed with properties of various types and designs. The application site does not appear to have been previously extended.

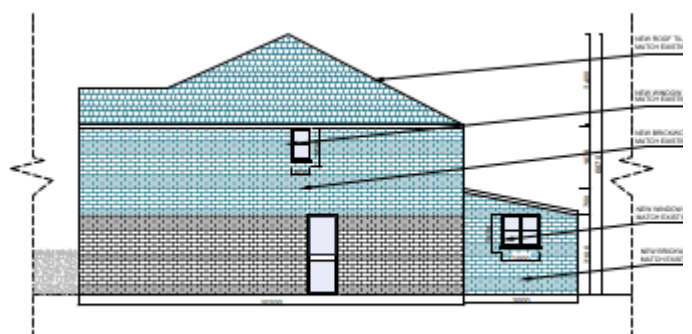
The proposal seeks to erect a first-floor side and rear extension on top of an existing single storey, which was previously a garage and has been converted into a bedroom.



The first-floor extension is shown as having a front facing gable which will be built inline with the front elevation of the dwelling, there will also be an increase to the existing roof height. The gable will be smaller and lower in height in comparison to the existing front facing gable which returns an awkward addition which is harmful to the character of the dwelling. The extensions would also introduce an unacceptable amount of bulk and massing to the dwelling.

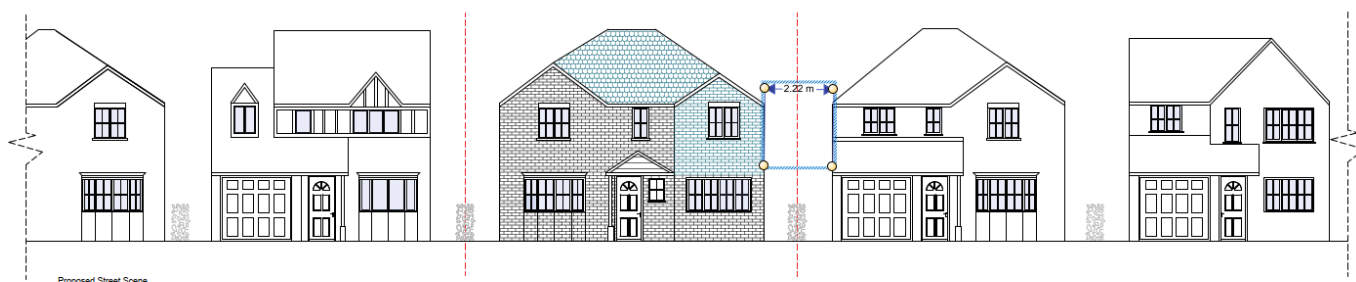


Existing West Elevation



Proposed West Elevation

It should also be noted that the below proposed street scene is not to scale as the image shows the properties as having spatial gaps of 2.2m, however the OS Map shows the gaps as being less. Therefore, the dwellings in reality are a lot closer to each other and the street view is misleading. The proposal will also increase the height of this dwelling and when in closer proximity to its neighbour this will be a visible difference especially when the heights of its immediate neighbours are uniform.

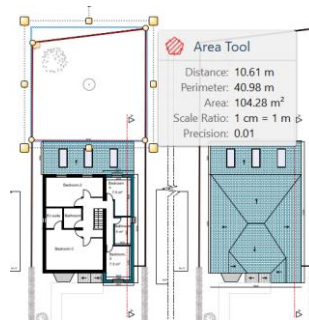


The proximity of the development to the neighbouring property will also introduce an overbearing and unneighbourly form of development due to the scale of development.

It is considered that the first floor front and side extensions would introduce a significant amount of bulk and massing to the dwelling which would unbalance the appearance of the property. The proposed first floor front and side extensions by virtue of their size, design and due to their proximity to the No.8 Allens Mead would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and the Section 12 National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development there would be approx. 104sqm of resultant garden area which is adequate for a property of this size.



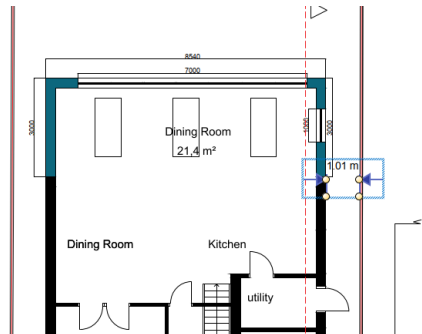
The proposed plans indicate that two bedrooms at first floor level would measure 7.5sqm which complies with the single bedroom sizes (6.5sqm)

Neighbouring Amenity

The proposal is not considered to detrimentally harm the amenities of the neighbouring property known as No.12 Allens Mead due to the first floor front and side extensions being positioned on the western side of the development. The single storey rear extension is the only part of the proposal which would impact this property however given its modest height and scale and the fact there are no windows proposed in the flank elevation the proposal adequately safeguards the amenities of 12 Allens Mead.

The bulk of the proposal is located next to the property known as No.8 Allens Mead. The first floor front and side extensions whilst large would necessary harm the privacy or amenity of this property. It is noted that there is a window in the flank elevation of No. 8, however this would appear to serve a non-habitable room.

The single storey rear element of the proposal shows a window in the flank elevation which faces directly towards No. 8. The window is positioned approx. 1m away from the common boundary and some 6.8m away from a neighbouring conservatory which is glazed. This window could give rise to overlooking however there is a fence in place which will offer some form of screening, furthermore no objections have been raised.



On balance the proposal is considered to safeguard neighbouring amenity.

Parking and Highways

The proposal will not impact existing parking arrangements as the property is an existing four bedroom house which will increase to five bedrooms.

Conclusion & Recommendation

It is considered that the first floor front and side extensions would introduce a significant amount of bulk and massing to the dwelling which would unbalance the appearance of the property. The proposed first floor front and side extensions by virtue of their size, design and due to their proximity to the No.8 Allens Mead would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. As such the proposal would therefore be contrary to Policy CS19

(Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and the Section 12 National Planning Policy Framework (2021).

Therefore refusal is recommended.

(For detailed refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28th March 2023	Dated:	31st March 2023