



Delegated Report

Householder Planning Application

Planning Application No: 20220481

Location: 7 Vigilant Way Gravesend Kent DA12 4PS

Description: Erection of single storey front extension

Applicant: Mr Keith Pilkington

Site Visit Date: 07/06/2022

Submitted Documents/Plans

Application Form Dated 03/05/2022; and
Drawing no: PL – 1707 – A (Floor Plans and Elevations - Existing and Proposed with OS Plan and Site Plan).

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Relevant Planning History

Reference	Description	Decision	Decision Date
19540471	Composite development of land	Permitted	05.06.1957
19540111	Composite development of land	NO – No Decision Notice	05.06.1957

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Shorne Parish Council - The Parish Council has no objection in principle to this extension, provided that there are not any significant valid objections from neighbours.

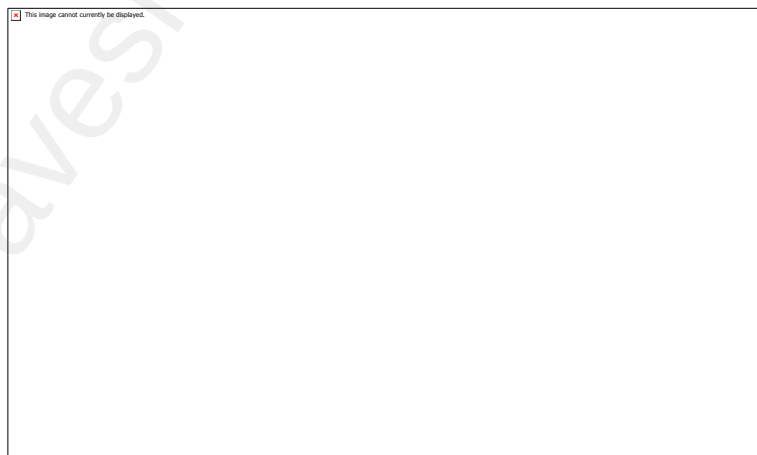
Neighbouring properties

7 surrounding properties were consulted and no representations were received. The consultation period expired 25th May 2022.

Officer's Analysis

Design, Character and Appearance

7 Vigilant Way is a detached bungalow located on the Southern side of the highway. The application site is a generous corner plot on the junction of Vigilant Way and Gazelle Glade. The entrance door fronts Gazelle Glade. The property has an existing conservatory to the rear and a garage for vehicular parking. The front garden is a mix of soft landscaping and hard standing for off road vehicular parking.



The proposal seeks a front extension which will be in line with the southern elevation. The extension will have a pitched roof subservient to the roof of the main dwelling house. The proposal looks to relocate the

front entrance from the west elevation, facing Gazelle Glade which will create a new end wall. The proposal introduces a new window to this elevation.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Whilst there have been other single storey front extensions in the immediate area, these extensions are far more modest in size and projection and mainly consist of front porches. The proposed extension breaks the building line of the existing dwellinghouse and has a projection of 6.33m, over half that of the original dwellinghouse which measures 10.8m. This would therefore not be in accordance with the Householder Extensions/Alterations Design Guide (2021).

Overall, it is considered that the front extension proposed would result in a bulky, incongruous and unbalancing form of development that would be detrimental to the appearance of the existing dwellinghouse and wider streetscene.

The proposal is considered to be an inappropriate addition in terms of design, location, size and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

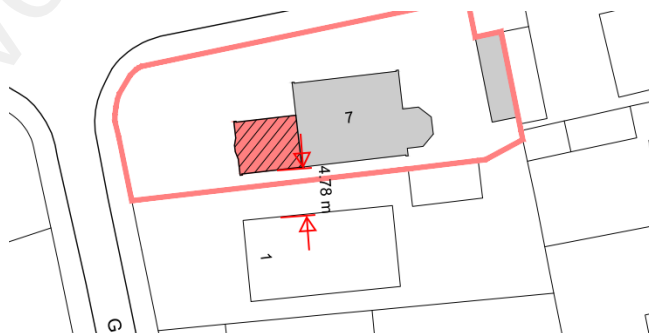
Amenity of Future Occupiers

With a floor area of 4.45m², for the proposed en-suite and 14.65 m² for the master bedroom, both rooms would exceed the standards set out in the Residential Layout Guidelines. In terms of garden area, the retained garden would have an area of 188.78m² which would also exceed the minimum standards for a 3 bedroom property.

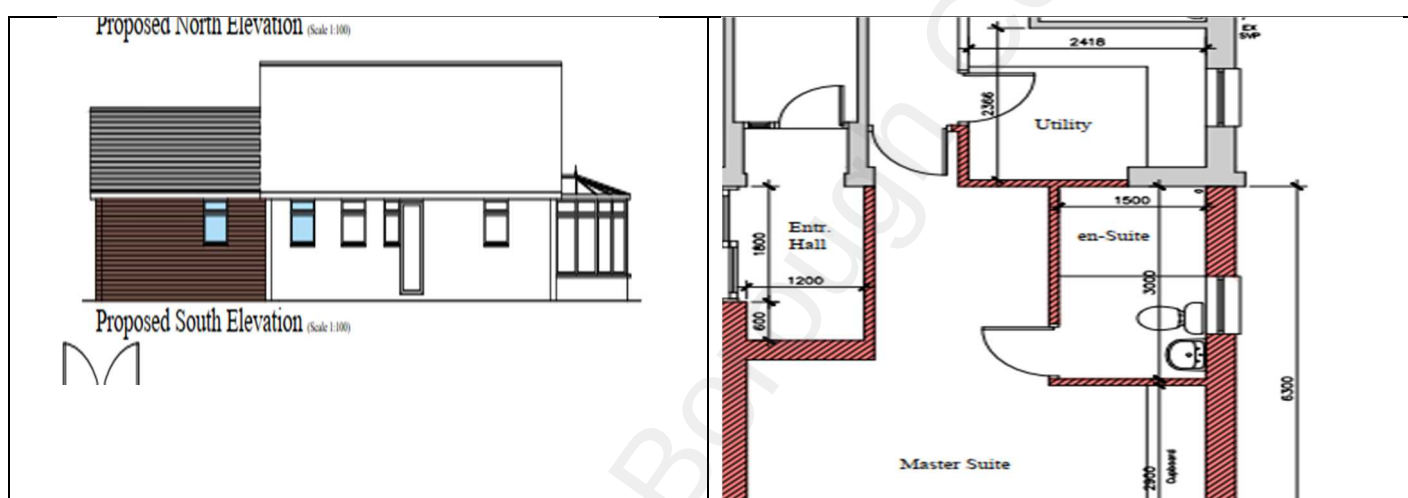
There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The application proposes a front extension measuring 4.78m from neighbouring property known as 1 Gazelle Glade. The Residential Layout Guidelines state that where windows of habitable rooms face each other, a window-to-window distance of 21m should be provided.



The proposed extension includes two flank windows serving the newly formed W/C and utility room. The windows front into the neighbouring property, 1 Gazelle Glade, which also has a window in the flank elevation. This window serves a hallway.



Therefore as both windows serve non-habitable spaces, they would not require the recommended 21m privacy distance. As such there is not considered to be any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

The proposal by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the streetscene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), section 12 (Achieving sustainable development and well-designed places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and add to the overall quality of the area and the Householder Extensions/Alterations Design Guide (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	29th June 2022	Dated:	29 June 2022

Gravesham Borough Council