



Delegated Report

Householder Planning Application

Planning Application No: 20221289

Location: 7 Fairfields Gravesend Kent DA12 4QG

Description: Change of use of Garage and conversion to flat roof and part double storey side extension with pitched roof and inclusion of Garage

Applicant: Mr and Mrs Keeley Wilby

Site Visit Date: 23rd January 2023

Submitted Documents/Plans

- Application Form
- Drawing No: 131-07 (Proposed Block Plan)
- Drawing No: 131-06 (Site Location Map)
- Drawing No: 131-01 (Existing Ground Floor Plan)
- Drawing No: 131-03 (Existing Elevations)
- Drawing No: 131-04 (Proposed Elevations)
- Drawing No: 131-02 (Proposed Ground Floor Plan)
- Drawing No: 131-03 (Proposed First Floor Plan)#

Supplementary Information

- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
19910648	Erection of 18 no. 3-bedroom and 14 no. 4-bedroom dwellings with associated garaging in substitution of part of the residential development previously permitted under ref. no. GR87/788.	Permitted	15.01.1992

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

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours, but also has the following comments:

- *The existing property is a three-bedroom semi-detached house, the number of bedrooms is not being increased.*
- *The proposed two-storey side extension shows subsidiarity at the front only. It extends almost to the boundary.*
- *There is a utility room window proposed on the side wall of the extension which would look directly into the rear garden of the neighbouring property, this window should be required by Condition to have obscured glazing and only be openable above 2m height and with a top hung upper window.*
- *The existing garage has already been part converted to storage, the proposed garage will again be of inadequate size to accommodate an average car but could be used for motorbikes/bicycles. A Condition should be attached preventing loss of the assigned garage space through residential conversion.*
- *The existing layout allows parking for up to two vehicles in tandem, in front of the existing garage - this space will be lost by the proposal, which is a matter of concern. Otherwise the property has very limited parking due to the common access layout situation, and no visitor parking. On-street parking in the area, for additional cars or visitors, is very difficult and limited in quantity and could be exacerbated by this proposal.*

Local Ward Councillors

No comments received.

Highways Officer

Car parking spaces are generally taken as 2.5 metres wide by 5 metres deep, but when the space is in front of a door, the depth is increased to 6 metres to ensure ease of pedestrian access, particularly in the event of an emergency.

Within the limits of their site boundary, I'm having difficulty in determining how they can provide the necessary car parking provision and suggest a parking plan is required before a decision is made

Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 28th December 2022 and no comments were received.

Analysis

Proposal

The proposal seeks to change the use of the existing garage and conversion to flat roof and part double storey side extension with pitched roof and inclusion of garage.

The first element of the proposal seeks to change the use of the existing garage into a habitable room and the existing dual pitch roof will be changed to a flat roof which will have a maximum height of 2.49m.

To the front of the property a two storey side extension will be erected. It will project approx 2.9m from the flank elevation and will be built up to the boundary, it will have a depth of approx 6m and an overall height of approx 7.49m. The roof will be finished with a dual pitch and will be constructed using materials to match the original dwelling.

The extension will then be joined at ground floor level to the previous garage giving the ground floor rear extension a depth of 6.19m.

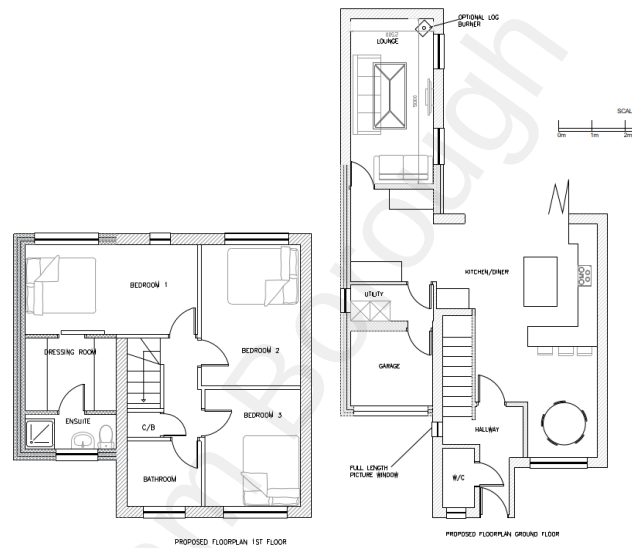
To the ground floor the proposal will allow for a new garage, a utility room and a larger kitchen diner and new lounge area. There will be a new window installed in the flank wall of the extension to serve the new utility room. There will also be two windows in the eastern flank elevation of the rear extension to serve the new lounge, in the front elevation there will be a garage door. The proposal also shows the installation of a full length picture window in the western flank of the original dwelling to serve the hallway. It should be noted that the proposed size of the garage would mean it is not fit for purpose to accommodate a modern day car and would most likely be used for storage or storage of bikes.

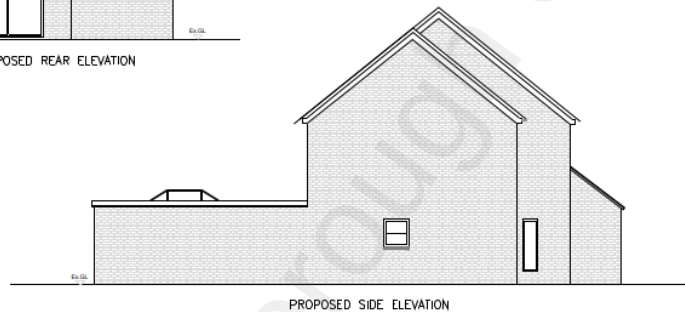
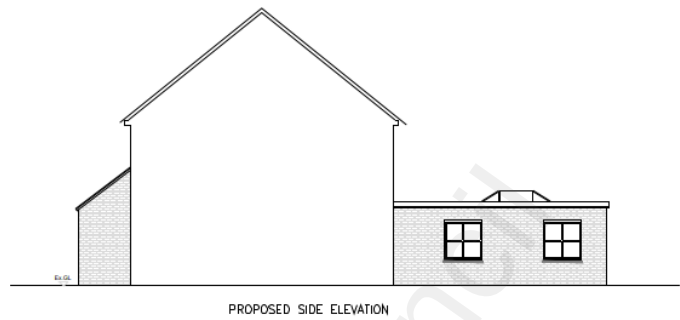
To the first floor the extension will allow additional space to the existing third bedroom which will include an ensuite and a dressing room. There will be a window in the front elevation to serve the ensuite shower room and an additional window in the rear elevation to serve the bedroom.

Existing Plans and Elevations



Proposed Plans and Elevations





REV	AMENDMENT	DATE
WHA DESIGN LTD		
THE NUCLEUS, BRUNEL WAY, DARTFORD		
KENT, DA1 5GA		
STATUS:		
PLANNING		
PROJECT:		
FAIRFIELD		
DRAWING TITLE:		
PROPOSED ELEVATIONS		
DRAWING NO:		DRAW BY: AIB

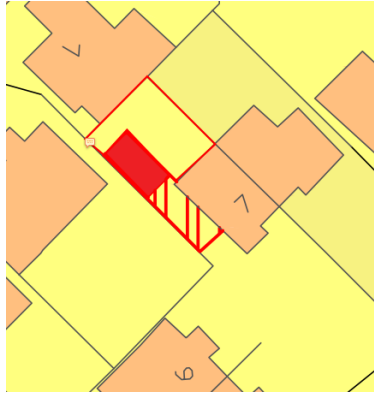
Character and Appearance

Fairfields is an early 1990's development of brick built detached and semi-detached dwellings. The properties are constructed with either red or sand coloured bricks and a variety of roof types are in use. Some detached properties have gabled roofs whilst others have barn hipped roofs all of which are tiled. The majority of properties have enlarged porches, with a mix of integrated garages and detached garages. In conclusion the dwellings along the road do not have a specific character. The area is a residential cul-de-sac with a low density.

7 Fairfields is a two storey brick built semi detached property with a gable end roof and a detached garage slightly to the rear of the property with a driveway leading to the highway. It is centrally located in the cul-de-sac and is effectively surrounded by the other properties in the street.

The two storey side extension is set back from the front elevation of the dwelling and the roof is set down from the main which demonstrates subservience and good design. It is noted that there are other two storey side extensions within the street, namely 6 Fairfields and so this proposed extension is not considered to be an out of character addition. The proposed extension is finished with a gable end and is considered to be in keeping with the host dwelling and surrounding street scene.

The second element of the proposal is the conversion of the rear garage/store room into a habitable room and removal of the dual pitch roof, there will also be a small extension between the previous garage and the two storey side extension which will connect both parts of the proposal. The ground floor element of the proposal will be finished with a flat roof. Post development it is noted that the development will result in approx. 80 sqm of floor space, the original house has was some 44sqm. In total the wall running along the shared boundary will amount to approx 12.28m.



Whilst it is acknowledged that there are similar developments within the street scene it must be noted that the proposed extension is of a larger scale in terms footprint and will result in the majority of the common boundary between the application site and No.7 Michael Gardens as being built up. This will return an overbearing effect on the neighbouring property.

SPD4 - Householder Extensions/Alterations Design Guide (2021) states that extensions to dwellings should be of an appropriate scale and not dominate the footprint of the original dwelling. The proposal will almost double the foot print of the original house and will therefore be of an inappropriate scale. It is also noted that the proposal will dominate the western boundary of the property which may also result in harm to neighbouring amenity which will be assessed In the neighbouring amenity section of this report. The proposal is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposal will result in a garden which measures some 49sqm which is below the requirements stated in the council's technical standards, however it is noted that the garden is already substandard, and the proposal is not going to result in an increase to the number of bedrooms nor a meaningful loss of garden space.

The proposed bedroom will measure some 11.1sqm which is compliant with the council's technical standards and so on balance the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

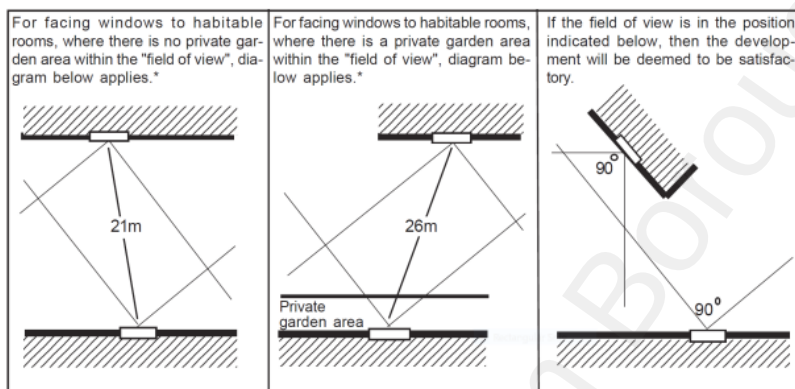
Due to the position of the development it is not liable to result in any loss of light or outlook to the adjoining occupier, however the proposed window in the flank elevation could give rise to perceived overlooking. However there is currently a fence in place as well as some shrubs which may alleviate this perception.

The proposal will also introduce a bedroom window in the rear elevation of the extension which is positioned some 7m away from a window serving a bedroom at No.9 Michael Gardens. The 45 degree test was carried out and it was concluded that this window would fail to adhere to this test and would impact the privacy of this property.

The proposal also shows a window in the flank elevation which faces directly into the garden of 9 Michael Gardens, whilst this window does not serve a habitable room there are issues raised in terms of maintenance of this window as it is positioned on the boundary and would only be accessible from No.9 Michael Gardens. This window does not harm privacy as a condition could be imposed to ensure it is obscure glazed and fixed shut in perpetuity.

The neighbouring property most likely to be affected by the proposal would be No. 9 Michael Gardens, which lies to the western boundary of the application site. It is recognised that in a residential area there is already a certain level of overlooking of properties and gardens experienced due to the built-up nature of

the area. However, the proposed bedroom so close to the boundary of No. 9 is likely to result in an increased sense of dominance and enclosure and an unacceptable loss of privacy to the rear of this property. There is less than 21m between proposed first floor habitable room window of the new extension and the private garden area and bedroom of No.9 and the proposed bedroom window would have a clear view over these private spaces. Below is a demonstration of how the proposal fails to adhere to the 45 degree test and the Council's privacy standards.



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

It is therefore considered that the proposed extension would have an unacceptable and overbearing impact on the neighbouring property, and would result in a loss of privacy. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020) and Policy CS19 of the Core Strategy 2014.

Parking and Highways

A 3 bedroom dwelling would require a maximum of 2 car parking spaces. 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 2.2m by 2.4m. Therefore the existing garage space would not be fit for purpose to accommodate a car and would therefore not probably be used other than for domestic storage.

It should be noted that the proposal removes the car parking along the driveway and it has not been demonstrated that adequate parking will remain for the property. A site visit demonstrated that there is very limited parking provision to the front of the site and it would appear to be able to accommodate 1 space to the front. As result of the extension there would be a shortfall in parking which could result in an adverse impact on on-street parking in the area.

Furthermore it should be noted that permitted development rights relating to the change of use of the garage were removed when this property was constructed, this is because they want the parking retained

due to the area and layout, therefore it is necessary for adequate parking to be retained. Below is the original condition imposed as part of the development of the estate.

- (v) The areas shown on the submitted layout drawing as garages and casual parking spaces shall be kept available for such use and no development whether permitted by the Town and Country Planning General Development Order 1988 (as amended) or not shall be carried out on the land shown (other than the erection of a private garage in the case of land shown as the sites of garages) or in such a manner as to preclude vehicular access to the reserved car parking spaces.

Without adequate information to demonstrate to the contrary, the proposal would therefore fail to comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.



Conclusion & Recommendation

By virtue of the size and scale, the proposed development is considered to be unacceptable, as it is a dominant addition to the western boundary of the property, resulting in overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

The proposal would have an unacceptable and overbearing impact that would also result in overlooking and loss of privacy to a neighbouring property. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020) and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The proposal will result in a reduction of car parking provision and in the absence of information to demonstrate that adequate parking provision will remain, the development will result in a shortfall in parking space, which is likely to have an adverse impact on on-street parking in the area. The proposal is therefore considered to be contrary to the requirements of Saved Policy P3 of the Gravesham Local Plan 1994 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25 th January 2023	Dated:	26 th February 2023