



Delegated Report

Householder Planning Application

Planning Application No: 20230671

Location: 53 Hollybush Road Gravesend Kent DA12 5QG

Description: Erection of a part single, part two storey side extension, and conversion of the existing garage to form habitable rooms.

Applicant: Mr Amrik Photay

Site Visit Date: 03 August 2023

Submitted Documents/Plans

Householder Application for Planning Permission form;
Red line site boundary plan;
Drawing no. BL/DRG/301121/02 Existing block plan received 10 July 2023;
Drawing no. BL/DRG/301121/02 Proposed block plan received 10 July 2023;
Drawing no. BL/DRG/301121/03 Existing layouts and elevations received 25 July 2023; and
Drawing no. BL/DRG/301121/04 Proposed layouts and elevations received 25 July 2023.

Superseded Documents/Plans

Drawing no. BL/DRG/301121/03 Existing layouts and elevations received 10 July 2023;
Drawing no. BL/DRG/301121/04 Proposed layouts and elevations received 10 July 2023;
Drawing no. BL/DRG/301121/02 Existing block plan received 26 June 2023;
Drawing no. BL/DRG/301121/02 Proposed block plan received 26 June 2023;
Drawing no. BL/DRG/301121/03 Existing layouts and elevations received 26 June 2023; and
Drawing no. BL/DRG/301121/04 Proposed layouts and elevations received 26 June 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220564	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, conversion of the roof space into habitable rooms and installation of front rooflights.	Granted	22.07.2022
20220558	Erection of a part single, part two storey side extension, conversion of the existing garage to form habitable rooms	Permitted	25.07.2022
20220085	Erection of a part single, part two storey side extension, conversion of the existing garage to form habitable rooms, erection of a rear dormer, installation of rooflights in the front roof slope and conversion of the roofspace to form habitable rooms.	Refused	28.04.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

GBC Highways Officer

The proposed property could easily be adapted to a 4 bedroom property, by converting the proposed office. Therefore, a secure cycle parking space should be provided to comply with adopted guidance. (KCC SPG4).

In terms of car parking, the layout is restricted, but it would appear that it is possible to provide two parking spaces that comply with Kent County Council requirements, although this may require some alterations to the access, but not necessarily the carriage crossover.

It is therefore recommended that a parking plan should be submitted (it can be a condition) and the gates and railings are removed and possibly part of the wall, as exiting manoeuvring space will be lost and the gates cannot be closed if a vehicle is parked on the driveway.

Highways Act 1980 states

153 **Doors etc. in streets not to open outwards.**

- (1) A door, gate or bar which is put up on any premises and opens on a street shall be so put up as not to open outwards unless, in the case of a door, gate or bar put up on a public building, the local authority for the area in which the building is situated and also, if the street is a highway, the highway authority consent to its being otherwise put up.
- (2) Where a door, gate or bar is put up on any premises in contravention of subsection (1) above the local authority for the area in which the premises are situated or alternatively, if the street concerned is a highway, the highway authority may, by notice to the occupier, require him to alter, so as not to open outwards, the door, gate or bar.

GBC Environmental Protection Team (Regulatory Services)

No objection to this application but the following conditions is recommended.

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply as appropriate to minimise the impact on neighbouring premises during the construction works.

Neighbouring properties

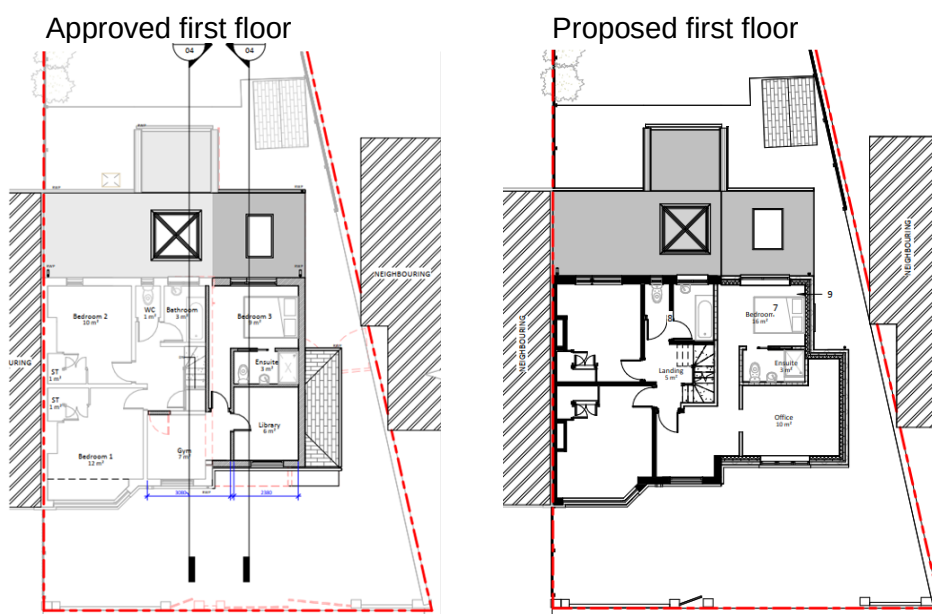
The application was publicised by a site notice and to 11 neighbouring properties by letter. No representations have been received.

Officer's Analysis

Background

In July 2022, planning permission was granted for the erection of a part single, part two storey, side extension and the conversion of the existing garage to form habitable rooms at the application site (reference 20220558). Works have commenced on site.

The current application seeks to amend the design of the previously approved scheme by adding a first floor element above the approved single storey side extension element, amending the proposed first floor layout and amending the front, side and rear windows. The following images show the approved and proposed first floor layouts;



The proposed side extension would be widened at first floor level at the front, with larger windows inserted at the front and rear. Lastly a ground floor side window would be re-located to a lower position.

A detailed assessment of the original proposal was undertaken during the determination of application 20220558. The delegated report for that application is contained in Appendix 1. As such, the following discussion focusses only on the proposed alterations to the approved scheme.

Design, Character and Appearance

Paragraph 130 of the National Planning Policy Framework 2021 (NPPF 2021) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 134 of the NPPF 2021 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The application property is an end of terrace, two storey dwelling with three bedrooms located in a residential area. The existing side elevation of the building is a prominent feature in the street scene, as the adjacent property is a bungalow;



The previously approved scheme would result in a large, two storey addition to the application building, which extends the full depth of the building, with single storey elements at both the rear and side. The single storey elements of the proposal are important features of the overall design because they help to reduce the size, bulk and dominance of the extension. It is noted that the width of the approved side extension at first floor level is already slightly wider than half the width of the original building.

The proposed development would replace one of the single storey elements (at the side), increasing the

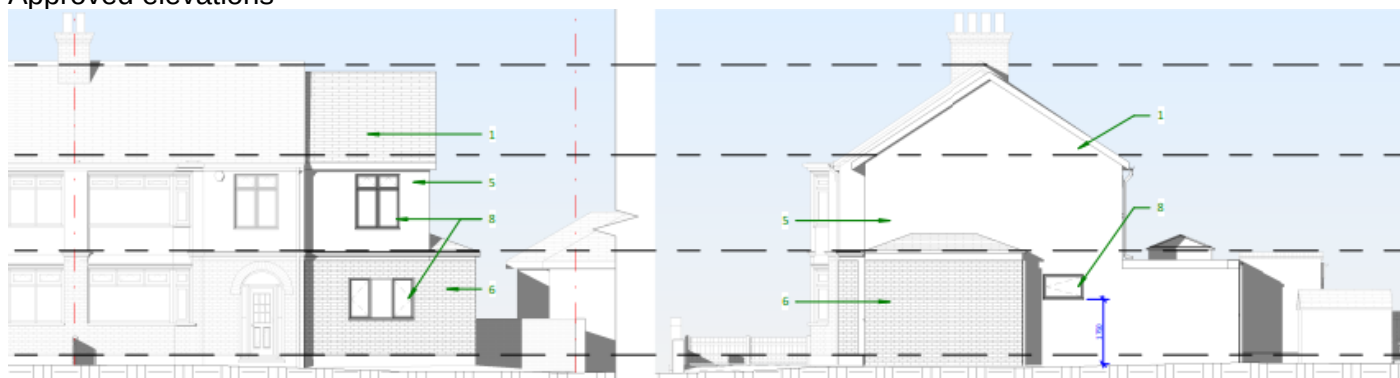
width of the extension at first floor level (so that is much greater than half that of the original building) and resulting in a much larger and bulkier extension overall. This alteration would lead to the extension not being subservient to the existing building and would be detrimental to the character and appearance of the building overall.

The proposed window alterations on the front elevation would not match with the existing windows and due to their width, would highlight the greater width of the proposed extension at first floor level. As such, they would be detrimental to the character of the building.

The proposed roof design, external facing materials and window alterations on the side and rear elevations would match with the existing building.

The above design issues are best illustrated by comparing the approved and proposed front and side elevation drawings;

Approved elevations



Proposed elevations



Overall, it is considered that, by virtue of the size, bulk and design of the proposed development, it would add significant bulk to a very publicly visible side elevation and would introduce inappropriate fenestration on the front elevation. As such, the proposal would not be subservient to the existing building, would be out of character with the existing building and would be detrimental to the visual amenities of the street scene. Therefore, the proposed development would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to paragraph 130 of the NPPF 2021 and to the Householder Extensions/Alterations Design Guide 2021.

Amenity of Future Occupiers

Paragraph 130(f) of the NPPF 2021 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to the

located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed amendment to the first floor of the extension would lead to an awkward layout that does not make the best use of the created space. The proposed bedroom includes a corridor and the use of part of the space is not specified. Whilst the room overall has a floor area well in excess of the NDSS requirements for a double bedroom, the layout would effectively create two substandard single bedrooms, which would lead to compromised living arrangements for future occupiers. It is noted that the proposed office has sufficient space to be used as a single bedroom under the NDSS requirements.

The proposed development would result in a dwelling capable of providing four bedrooms at first floor level. It is noted that the approved loft conversion, if constructed, would create a fifth bedroom. According to the RLG, a four or more bedroom property should have a minimum garden area of 100 square metres and a minimum depth of 10 metres. The application site has a private garden area of some 184 square metres with a depth of some 22 metres, which exceeds the requirements of the RLG.

Overall, the proposed development would provide adequate living conditions for future occupiers and sufficient garden area would be retained. As such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Neighbouring Amenity

Paragraph 130(f) of the NPPF 2021 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are no. 51 Hollybush Road (located immediately to the west) and no. 55 Hollybush Road (located immediately to east). To the south are no. 1 Arnold Road and no. 1 Lamorna Avenue. To the north, across the roadway are nos. 48, 50 and 52 Hollybush Road.

No. 51 Hollybush Road has two windows in the side elevations that face the application site (a bedroom and hallway) and windows in the front and rear elevations that are located close to the boundary (a bedroom at the front and an en-suite at the rear). The side boundary treatment adjacent to the side bedroom window is an approximately one metre tall, wall.

Due to the low boundary treatment and proximity of the buildings, there would be adverse overlooking impacts from the re-located ground floor kitchen window to the bedroom window at no. 51 Hollybush Road, which would be detrimental to residential amenity.

Due to the separation and orientation of the buildings, there would be no significant adverse overshadowing or overbearing impacts from the amended design to the occupiers of no. 51 Hollybush Road.

Due to the separation and orientation of the buildings, there would be no adverse overlooking, overshadowing or overbearing impacts from the amended design to the occupiers of nos. 48 to 52 Hollybush Road, no. 1 Arnold Road and no. 1 Lamorna Avenue.

Due to the positioning of the proposed development at the side of the application property, there would be no adverse overlooking, overshadowing or overbearing impacts from the amended design to the occupiers of no. 55 Hollybush Road.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any further windows or openings in the side elevation of the proposed development.

Overall, the proposed development would be detrimental to the residential amenity of surrounding residential occupiers by virtue of causing adverse overlooking impacts to the side window at no. 51 Hollybush Road. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to the Residential Layout Guidelines 2020 and to paragraph 130(f) of the NPPF 2021.

Parking and Highways

The comments of the GBC Highways Officer are noted but the proposed amendments would not affect the approved parking arrangements for the application site. The approved arrangements are illustrated on the amended plans and so can be subject to the same condition as the previous approval. As such, the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards. Therefore, the proposal would be in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The comments of the GBC Environmental Protection Team (Regulatory Services) are noted and a contamination watching brief condition can be added to any planning permission granted.

Conclusion & Recommendation

The proposed development would match with the roof design and external facing materials of the existing building and would have no adverse overshadowing or overbearing impacts to surrounding residential occupiers. Furthermore, it would not be detrimental to the residential amenity of future occupiers or highway safety, all of which weigh in support of the proposal. However, the design of the proposed development would lead to a bulky extension, with excessive width at first floor level that would not be subservient to the existing building and would be detrimental to its character and appearance. In addition, the proposal would cause adverse overlooking impacts to the occupiers of no. 51 Hollybush Road.

Overall, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits and therefore planning permission should be refused on design and amenity grounds.

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	31st August 2023	Dated:	31st August 2023