



Delegated Report

Householder Planning Application

Application No: 20220407

Location: 369 Singlewell Road, Gravesend, Kent, DA11 7RL

Description: Erection of a ground floor front extension to extend the dining room and create a new porch, with conversion of the roof space to habitable rooms, alterations to the roof and internal revisions to relocate the cloakroom.

Applicant: Mr A Rai

Site Visit Date: 07.06.2022

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Design and Access Statement

Drawing no. 22/365/01 (Existing ground floor and elevations)

Drawing no. 22/365/02 (Existing first floor and block plan)

Drawing no. 22/365/03 (Proposed elevations and plan)

Drawing no. 22/365/04 (Proposed first floor and block plan)

Drawing no. 22/365/05 (Proposed second floor plan and section)

Relevant Planning History

<u>Application no.</u>	<u>Description</u>	<u>Status</u>	<u>Decision Date</u>
20220493	Application for a Lawful Development Certificate in respect of the proposed extension to the existing garden building for use as storage and garden room.	Pending	
20130648	Erection of two storey rear and single storey side extension to form enlarged kitchen, enlarged lounge and garage at ground floor level with additional bedroom and enlarged bedroom at first floor level.	Permitted	27.08.2013

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

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

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- Gravesham Landscape Character Assessment (2009)
- SPG2 – Residential Layout Guidelines (2020)
- SPD Householder Extensions/Alterations Design Guide (2021)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and there are therefore no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The consultation periods expired on 4 May 2022 respectively.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Analysis

Proposal

This application seeks permission for the erection of a ground floor front extension to extend the lounge and create a new entrance hall, with the conversion of the roof space to habitable rooms, alterations to the roof and internal revisions to relocate the cloakroom.

The proposed single storey front extension will infill the space between the existing forward projecting garage and front gable and will be level with the front building line of the garage. It will project approximately 2m to the front and will create a larger porch and dining room. The roof will be hipped back to match the roof over the garage.

The conversion of the roof to habitable space will include the creation of two small flat roof dormer extensions within the rear roof slope, which will be hipped back and the space infilled between the existing two ridges that run front to back to create a useable loft space for two double bedrooms and ensuites (taking the number of bedrooms within the property from 5 up to 6).

Various internal alterations will also be carried out (which do not require planning permission as they incorporate changes within the existing dwelling). These include the relocation of the downstairs WC and the change of bedroom 5 on the first floor to a dressing room.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers. There are no changes to the parking or access and therefore there are no impacts on highway safety or parking provision.

Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises detached property in use as a single family dwelling located within the urban boundary of Gravesend, as can be seen from the Google Earth image below:

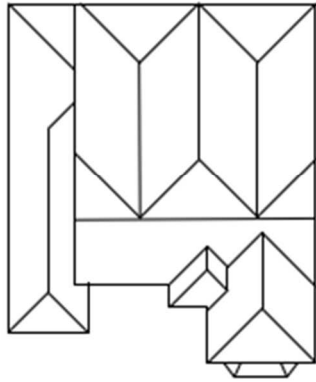


Singlewell Road is residential in character and is made up of mostly detached two storey dwellings of mixed ages and appearance. Many of the surrounding houses have been extended in various ways.

The application property has already been extended fairly substantially. However, the proposed front extension would be minor in nature and would not be disproportionate in terms of its scale in relation to the main house.

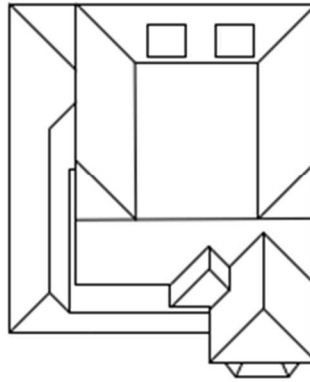
In terms of the proposed rear roof extensions, the main concern relates to the proposed flat roof area that will be created by infilling the space between the two ridges:

Existing



Roof Plan

Proposed



Roof Plan

This is a poor design feature. However, in this case, the roof will be hipped around the area of flat roof on every side, and in addition as the properties to either side are on a similar building line and as the flat roof will be to the rear of the house, it will not be seen from any public vantage point and with the exception of the rear dormers will appear no different from the existing elevations:

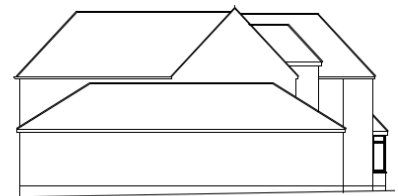
Existing side and rear elevations:



Side elevation

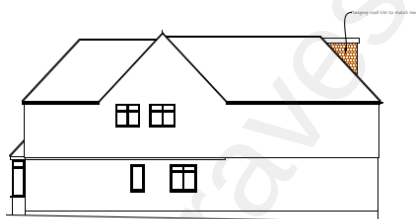


Rear elevation



Side elevation

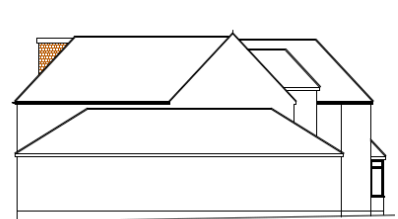
Proposed side and rear elevations:



Side elevation



Rear elevation



Side elevation

The proposed extensions to the property would not therefore significantly detract from the overall character and appearance of the house or street scene in general. Subject to matching materials, the proposals would be acceptable in design terms and would comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposal would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

Due to the nature of the proposed extensions infilling existing spaces within the building, and the fact that the property is located within a built-up area, the proposals would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

The proposals would comply with Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the proposed extensions on the application building and the character and appearance of the surrounding area, and with regards to residential amenity matters. The proposal would therefore comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 06/06/2022	Dated: 7 th June 2022