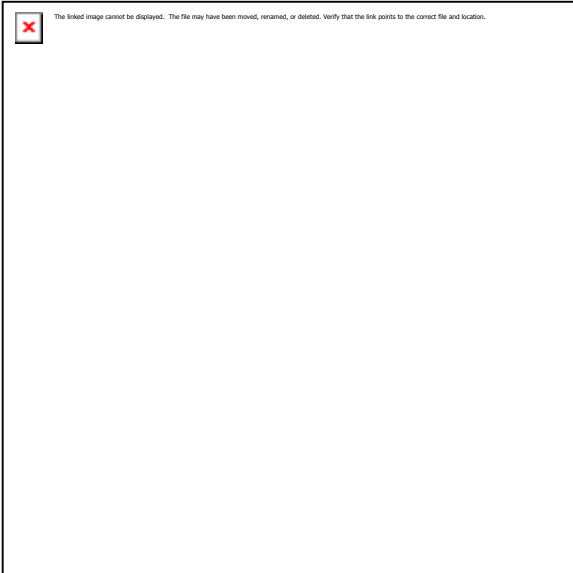




Delegated Report

Householder Planning Application

Planning Application No: 20220692

Location: 15 & 17 Westfield Close Gravesend Kent DA12 5EH

Description: Two storey side extension to No.15; new external facing materials and resurfacing of drive to both properties.

Applicant: Mr Rishi Upple

Site Visit Date: 12 August 2022

Submitted Documents/Plans

- Application form;
- Drawing no. D01 – Site Location & Block Plans As Existing & Proposed;
- Drawing no. D02 – Ground & First Floor As Existing;
- Drawing no. D03 – Roof Plan & Elevations As Existing;
- Drawing no. D04 – Ground & First Floor As Proposed; and
- Drawing no. D05 – Roof Plan & Elevation As Proposed.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

Consultees

GBC Highways Officer

I have no objections to the proposal, adequate car parking to comply with standards and guidance is retained.

Neighbouring properties

8 surrounding properties were consulted with an overall consultation expiry date of 22/07/2022 – no responses received.

Officer's Analysis

The application site consists of a pair of semi-detached dwellings situated on western side of Westfield Close facing onto the turning area at the end of the road and are set back from the other properties on this western side of the street. Westfield Close is a short cul-de-sac comprising a mix of detached and semi-detached two storey dwellings and chalet bungalows.

The proposal is to remove the existing attached garage and erect a two storey side extension to No.15; new external facing materials and resurfacing of drive to both properties.

Design, Character and Appearance

Two storey side extension

The proposed two storey side extension would 2.4m in width and built right up to the boundary with the neighbouring dwelling no. 13 Westfield Close. It would be built in line with the main front wall of the dwelling and would be 7.6m in length; the dormer window in the front and rear roof slopes of the host

dwelling would be extended in length into the front and roof slopes of the extension with a window in the front and back of the extended dormers. The extension would be 5.4m in height to the top of the ridgeline which would be set down from the ridgeline of the main host dwelling.

Westfield Close is a fairly heavily developed road where a number which have had two storey side extensions – nos. 2, 9, 13, 19, 21, 28 and nos. 16 & 18 have had first floor side extensions. Out of the two storey side extensions nos. 9 & 13 are directly built up to the boundary with the neighbouring properties to the north although the neighbouring properties themselves do not have two storey side extensions themselves. In this case no. 15, part of the application site on which it is proposed to erect a two storey side extension is to the north of no. 13. The two storey side extension would be built up to the boundary with no. 13. No. 15 is set far back from no. 13 so that its front elevation effectively begins where the rear elevation of no. 13 is. The proposed two storey side extension at no. 15 would result in the first case in Westfield Close where two storey side extensions would be built up to each other. It would therefore leave no gap between the properties anymore which is not a particularly sympathetic treatment for a street which is characterised by detached and semi-detached dwellings with spaces between and a single storey garage between them at the most.

It is prudent to refer to the first floor side extensions which were refused but permitted at appeal at nos. 16 & 18 (ref. 20140233). In his appeal decision (ref. APP/K2230/D/14/2221318) the Inspector noted how in Westfield Close there are varied building lines and limited cohesiveness in the building form and although the pattern of buildings and gaps provides some rhythm to the built form, given it is a short cul-de-sac with a spur off to the east and the dwellings are arranged around the turning areas, there is no overarching pattern to the layout of the buildings. The Inspector made note of no. 21 which has a two storey side extension which has been built virtually up to the boundary (there have been more two storey side extensions permitted up to the boundary since then as set out above). The Inspector noted the extensions at nos. 16 & 18 would be set back and set down from the ridgeline. In regards to any potential harm from a terracing effect and the proposal not protecting the character of the area the Inspector stated that as Westfield Close has a mixed residential character any harm would be highly limited and that the extensions would not be prominent in the streetscene so any harm would be very localised. The Inspector also noted that as no. 18 had a two storey front extension this would further limit views of the side extension when views from the main part of the Close. Also that the houses opposite nos. 16 & 18 were on different building lines due to the set back for the turning head further reducing the cohesiveness of the built form. The Inspector stated that the fact the houses would now form a terrace of four houses would not result in harm due to the varied form of buildings in the cul-de-sac and the varied residential character of the Close. Due to the location of nos. 16 & 18 and the presence of the two storey front extension at no. 18 the gap between the properties could only be appreciated in front of the houses and the benefits of the gap were not significant in the overall streetscene. The Inspector considered therefore that the extension would be in keeping with its surroundings and would cause no harm to the character of Westfield Close.

This appeal decision has relevance to this current proposal as the circumstances are very similar. In this case the proposed extension would be set down from the ridgeline of the host dwelling. No. 15 (& the adjoining semi no. 17) are set well back on a different building line behind no. 13 due to the turning area and so the two storey side extension would not be visible when viewed from the main part of the Close and would only be visible when one stands directly in front of no. 15. Any harm from the loss of gap between nos. 13 & 15 would therefore be extremely limited. The other houses at the end of the Close are also on different building lines and as noted by the Inspector in the appeal decision for nos. 16 & 18, there are varied building lines and building forms in the Close as a whole. Therefore, with this reduced cohesiveness the harm from the extension being built right up to the boundary with no. 13 and its two storey side extension would be extremely limited and it is therefore considered that having regard to the appeal decision for nos. 16 & 18, that the proposed extension would be in keeping with its surroundings and would not cause harm to the character of the dwelling or the streetscene.

The re-surfacing of the drive for nos. 15 & 17 is a new resin bound surface is considered to be acceptable in respect of design, character and appearance subject to details.

The change of materials for both nos. 15 & 17 the dwelling is replacing with the brick ground floor with

painted render and the brown roof tiles with dark grey for the roof and dormer. Given that the applicant could carry out such an alteration under permitted development and also the fact of the concealed nature of the dwellings in the streetscene it is considered that the change in materials would be acceptable.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

No. 13 would increase from a three to a four bedroom dwelling. The garden area and rear garden depth is and would remain as follows:

Garden area = 69.6 sq. m

Rear garden depth = 8.4m at its longest point.

SPG2 states that for a property with four or more bedrooms the minimum garden area should be 100 sq. and the minimum rear garden depth should be 10m. In this case the garden area would be undersized by 30.4 sq. and the rear garden depth would be undersized by 1.6m. Therefore given that both the garden area and rear garden depth would be undersized and in the case of the area fairly significantly, it is considered the proposal would provide an undersized garden area which would be harmful to the amenity of the occupiers. It is noted that the garden area of the adjoining semi no. 17 is in the ownership of the applicant and it is possible to walk through to the rear garden of no. 15 to the rear garden of no. 17 however the garden of no. 15 needs to be measured on its own and given that properties can be sold etc. it needs to be ensured that each property retains its own sufficient garden area and depth which meets the standards.

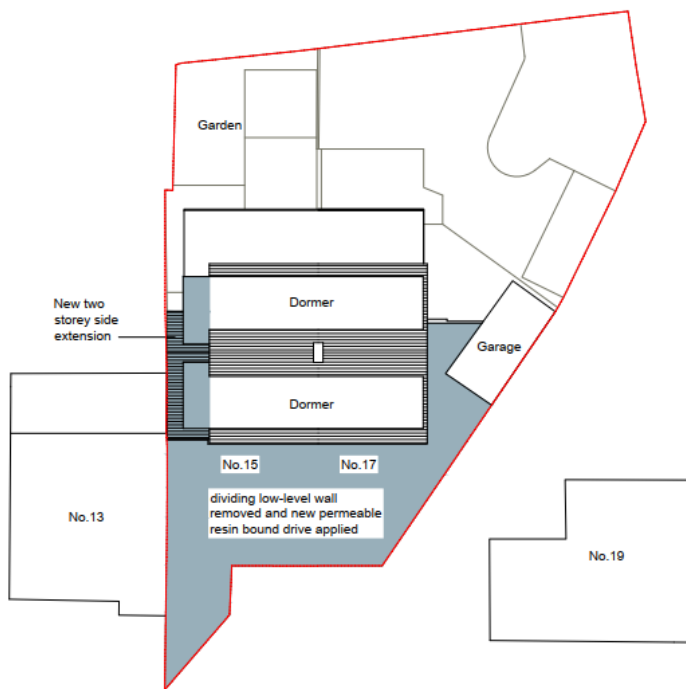
The bedroom proposed in the extension would be 9.5 sq. m in area which exceeds the minimum standard for a single bedroom as set out in the Technical Housing Standards.

In respect of amenity of occupiers however the proposal is contrary to Policy CS19 (LPCS) due to the undersized garden area and depth.

Neighbouring Amenity

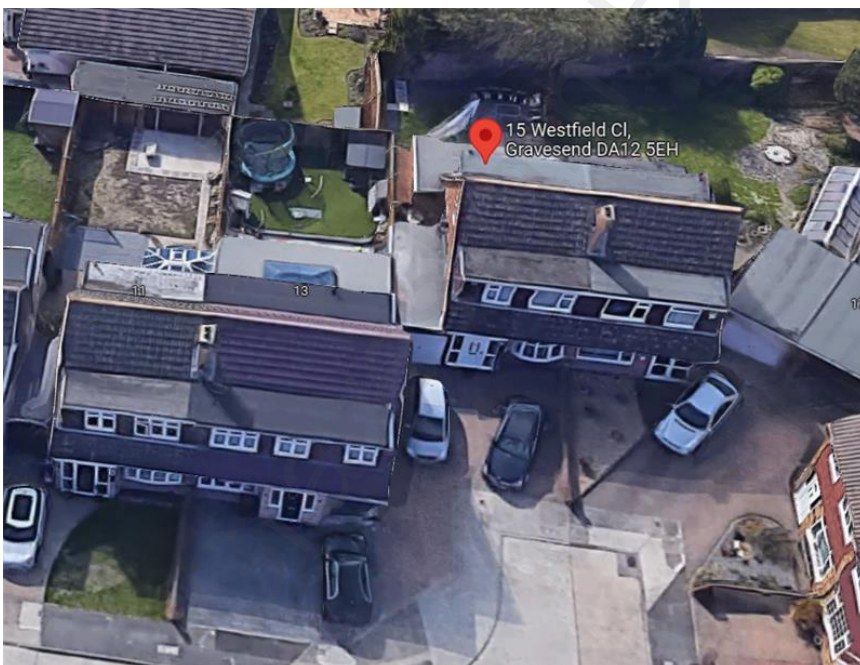
The proposed two storey side extension would be located on the western side of the dwelling. The neighbouring property to the west is no. 13 Westfield Close which has a two storey side extension and single storey rear extension (permitted 27.09.2019; ref. 20190805). No. 13 has bi-fold doors in the single storey rear extension and the nearest window at first floor level which is in the rear of the two storey side extension serves an office/study. As stated no. 15 is set back from the road due to the turning area and so its front elevation is effectively in line with the rear elevation of no. 13. The extension at no. 13 has been built right up to the boundary and it is proposed to build the proposed extension up to the boundary also, as proposed.

The proposal is as follows:



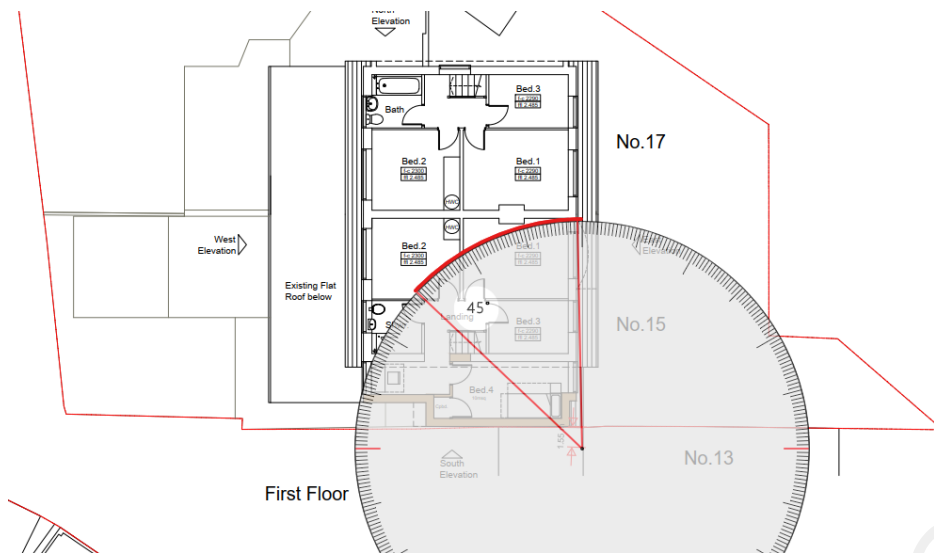
Block Plan as Proposed

The below images from Google Earth show the siting of no. 15 in comparison to the neighbouring property no. 13 and its two storey side extension with its nearest window in the rear roof slope serving a study/office and the bi-fold doors in the single storey rear extension:

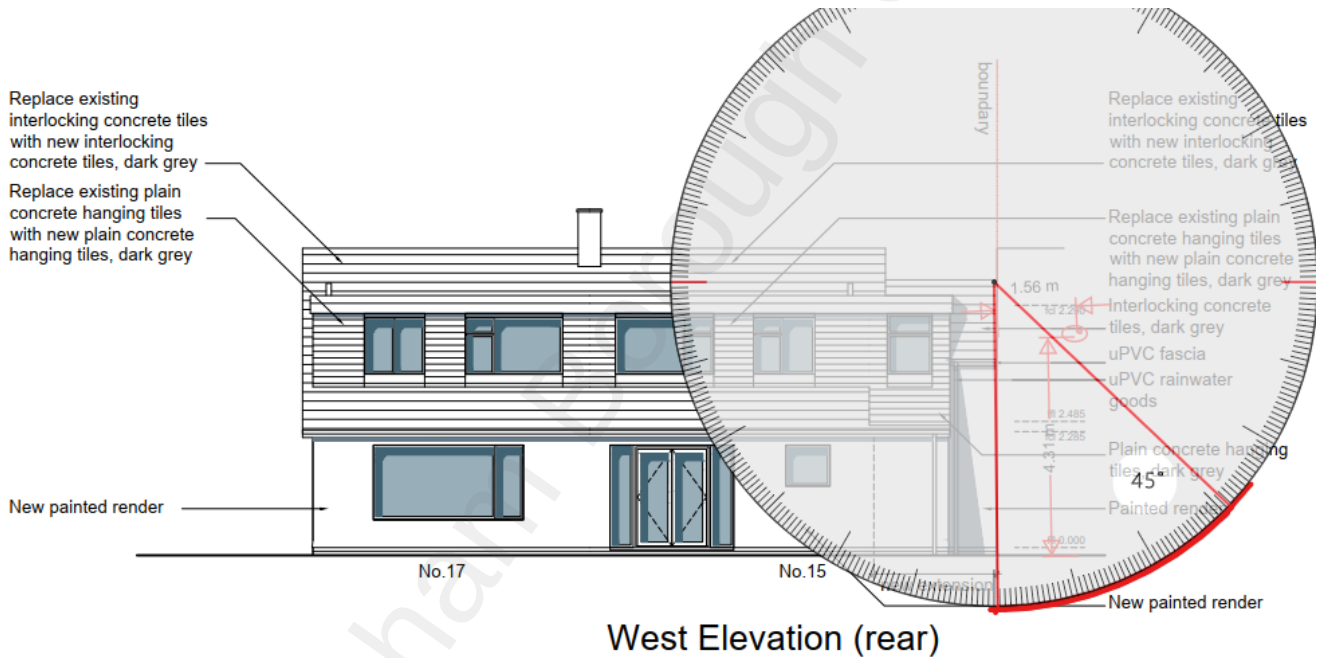




The 45 degree and 25 degree tests have been carried out and are as follows:

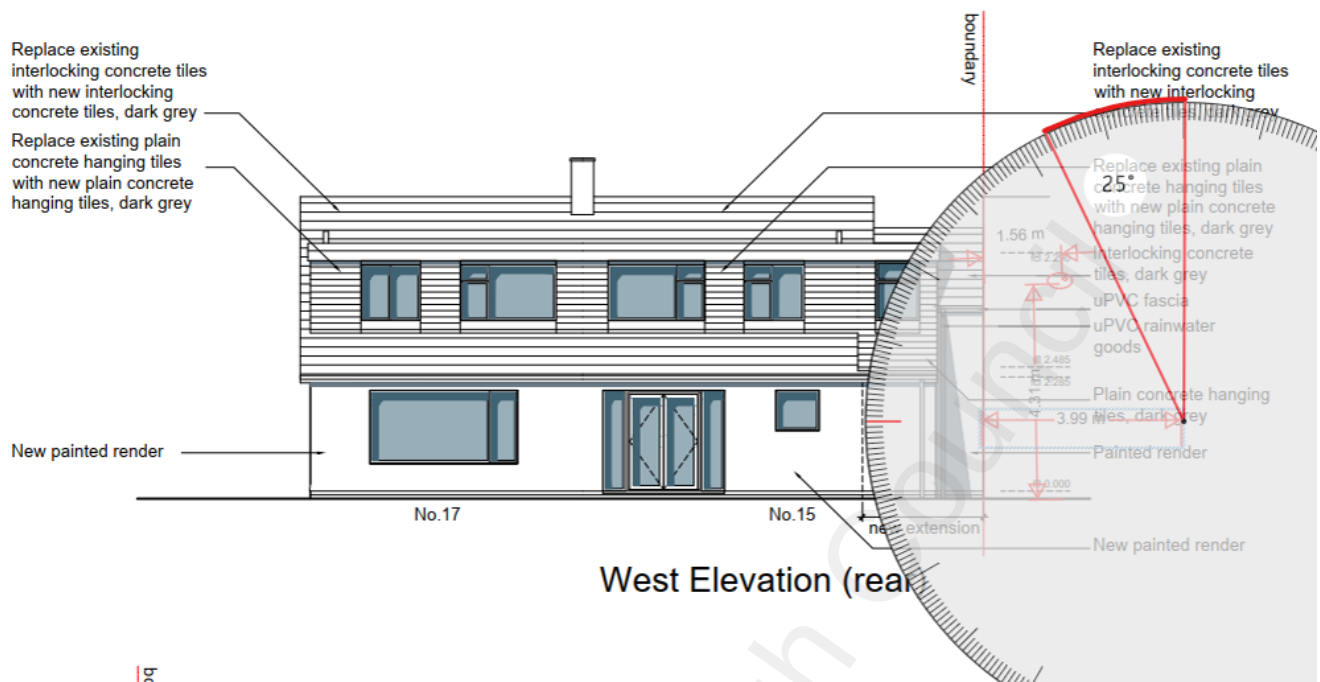


45 degree test on plan



West Elevation (rear)

5 degree test on elevation



25 degree test

The proposed two storey side extension fails the 45 degree test on plan (significantly) but not on elevation – test done from nearest first floor rear window in dormer of no. 13 which is an office/study.

The extension does not fail the 25 degree test (test done from centre point of ground floor rear bi-fold doors of no. 13).

As the extension does not fail on both plan and elevation this denotes there would be no undue overshadowing on the nearest first floor window in the rear of no. 13. Furthermore, the extension does not fail the 25 degree test from the nearest ground floor opening. However, notwithstanding this due to the siting of no. 15 which is set right back behind no. 13 with its front wall in line with the rear wall of no. 13 and the close proximity of the extension to no. 13 where it would be built right up to the boundary and it being two storey it is considered that the extension would be very close and enclosing and have a harmful effect on no. 13 in terms of being overbearing on the office/study window in the rear dormer of no. 13 and the outlook therefrom and it would generally be an unneighbourly extension. As such in respect of neighbouring amenity it is considered that the proposal is contrary to Policy CS19 (LPCS).

Parking and Highways

No. 15 would increase from a three to a four bedroom dwelling. The front gardens of nos. 15 & 17 are currently hard paved with brick paviours. The proposal is to re-surface the whole of the front drives of nos. 15 & 17 with permeable resin bound drives. The existing garage would be removed. There is noted to be space for three cars on the drive which would meet the maximum parking standards for a property with four or more bedrooms as set out in SPG4 (3 spaces). As such subject to details of the surfacing it is considered the proposal would be compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of design, character and appearance and parking and highway safety but would not be acceptable in respect of occupier or neighbouring amenity. As such

refusal is recommended.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	22nd August 2022	Dated:	22nd August 2022