

Delegated Report

Householder Planning Application

Planning Application No: 20230850

Location: 2 Salcote Road Gravesend Kent DA12 4RB

Description: Erection of a two storey side extension.

Applicant: Mr Georgi Georgiev

Submitted Documents/Plans

- Application Form
- Drawing No: 01 (Existing Plans and Elevations)
- Drawing No: 01 (Proposed Plans and Elevations)
- Drawing No: 03 (Site Location Map)
- Drawing No: 04 (Existing and Proposed Block Plans)
- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20200012	Erection of a three bedroom dwelling.	Refused	03.03.2020
20220687	Construction of a two storey side extension, front porch and dormer extension in the rear roof slope.	Refused	26.08.2022

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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letter to 6 surrounding properties. The consultation period expired on 7th September 2023 and two objections from the same address were received.

The main points raised in the objection were:

- The extension would block views of the sky from a neighbouring house and the garden considerably.
- Neighbouring property will suffer from an adverse amount of daylight loss to garden, kitchen, dining room a bedroom and a hallway upstairs.
- Loss of privacy as a garden will be overlooked by a window of the proposed build coupled with a loss of public and residential amenity
Debris and dust caused by the construction of the extension will impact neighbouring properties.
- Cirrus Crescent and Salcote Road are very narrow, with very limited opportunities for large vehicles to turnaround.
- Concerns regarding noise from the construction works.
- The extension does not fit in with the contemporary design of the estate
The extension is greater than the size of the current property in situ.
Overdevelopment will be a result of the extension if approved which does not respect the scale of the host dwelling.
The development is considered to be inappropriate in terms of design, size, bulk and scale and would be harmful to the appearance of the existing dwelling and the wider area.
The design of the development would result in the introduction of a prominent extension that would appear incongruous and cramped form of development that would diminish the open character and appearance of the site.
The proposal by virtue of its sitting massing design and proximity to adjacent properties would be harmful to the amenity and privacy of neighbouring properties and as such would be contrary to policy CS19 which states that new development shall be located designed and constructed to safeguard the amenity specifically privacy of its occupants and those of neighbouring property and land.
If approved, the extension will decrease the value property.

Analysis

Procedural Issues

Drawing No 01 Labelled Existing and Proposed plans is incorrectly annotated as this shows proposed plans and elevations. Furthermore, the drawing number is shown as 01 which is a duplicate of drawing No: 01 (Existing Plans and Elevations.)

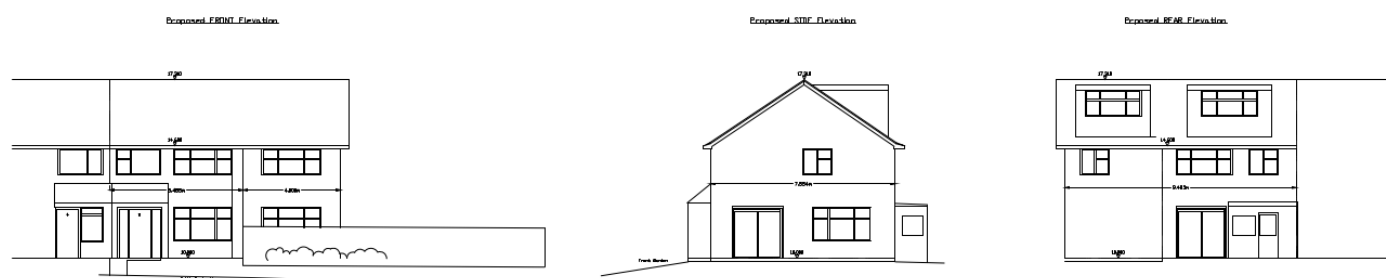
The proposal also seeks to remove the existing chimney stack which is not included in the description of the proposal.

Background

The proposal is a resubmission of 20220687 which was refused due to the below grounds:

1. *The proposed development would harm the design of the estate and when combined with the scale and design of the development would result in the introduction of a prominent extension that would appear as an incongruous and cramped form of development that would diminish the open character and appearance of the site. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 that requires new development to take into account the existing character of the area, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).*
2. *The proposal by virtue of its siting, massing, design and proximity to adjacent properties would be harmful to the amenity and privacy of neighbouring properties and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be located, designed and constructed to safeguard the amenity, specifically privacy, of its occupants and those of neighbouring properties and land, paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).*
3. *The proposed driveway is detrimental to highway safety and the proposed driveway is also substandard in design and is therefore contrary to CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).*

Below are the proposed elevation for 20220687:



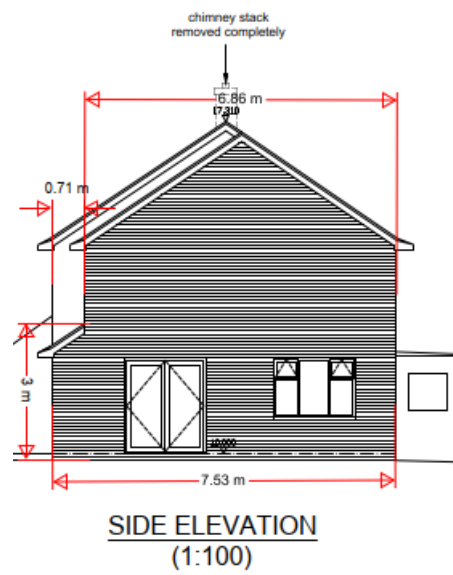
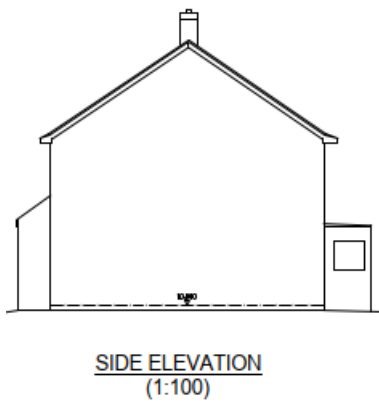
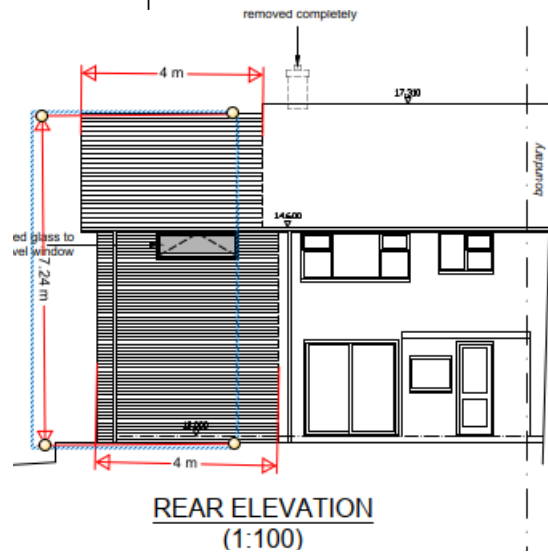
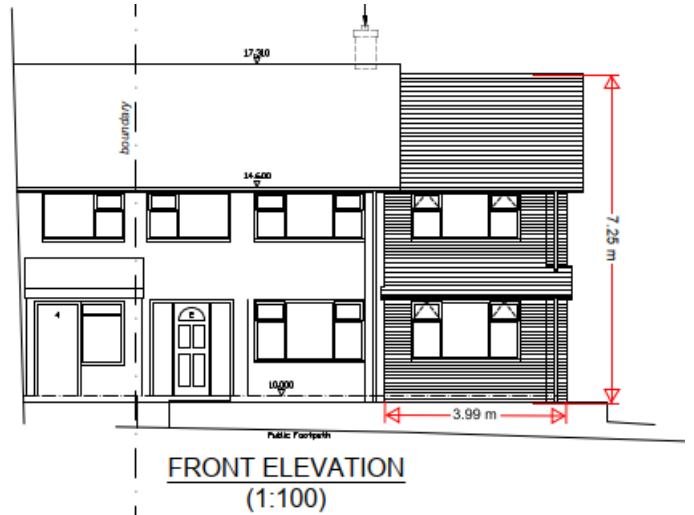
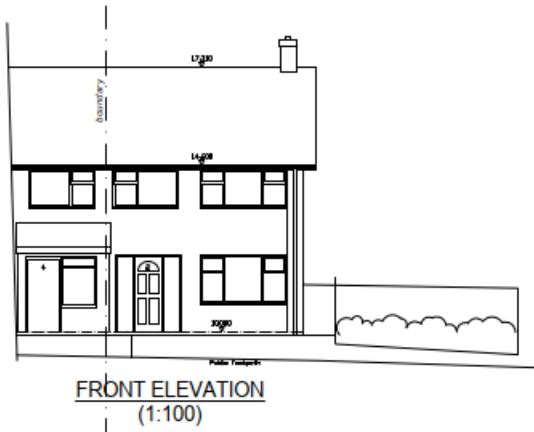
Prior to 20220687 an application was submitted under 20200012 which was also refused. This application proposed the erection of a 3-bedroom dwelling. It will be important to ensure that the current proposal adequately addresses the previous reasons for refusal.

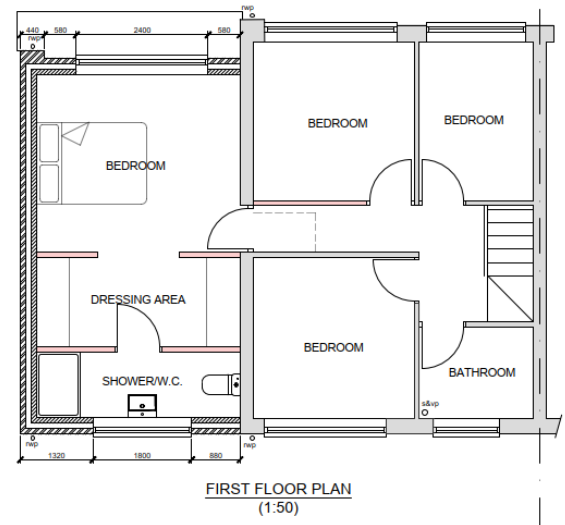
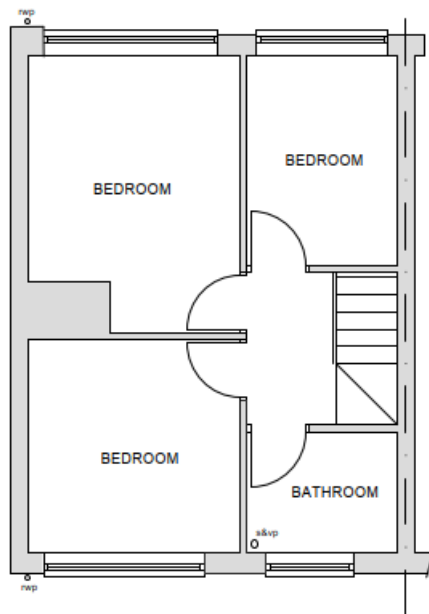
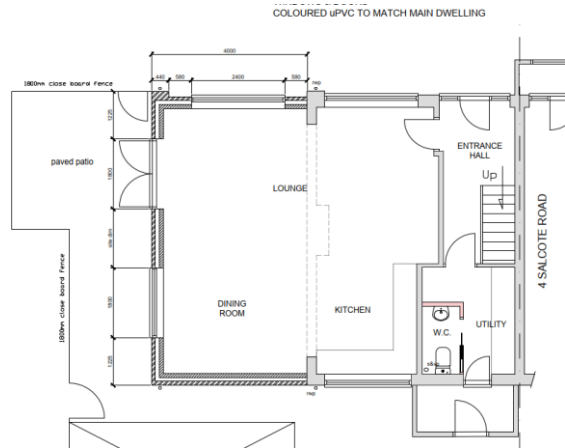
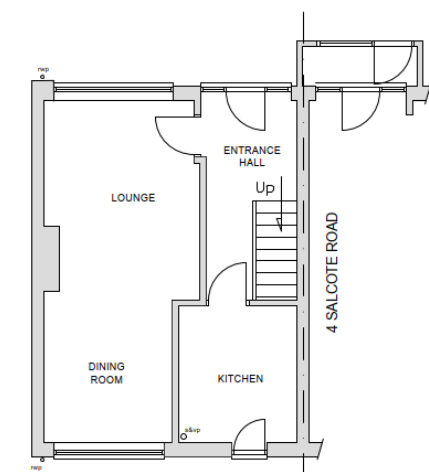
Proposal

The proposal seeks the erection of a two storey side extension and demolition of the existing chimney stack.

Existing

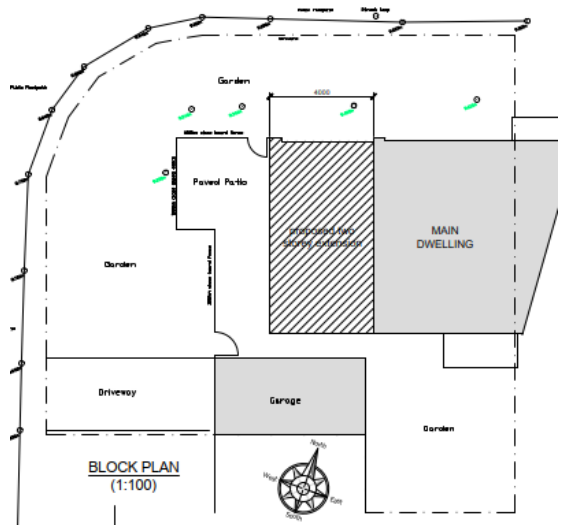
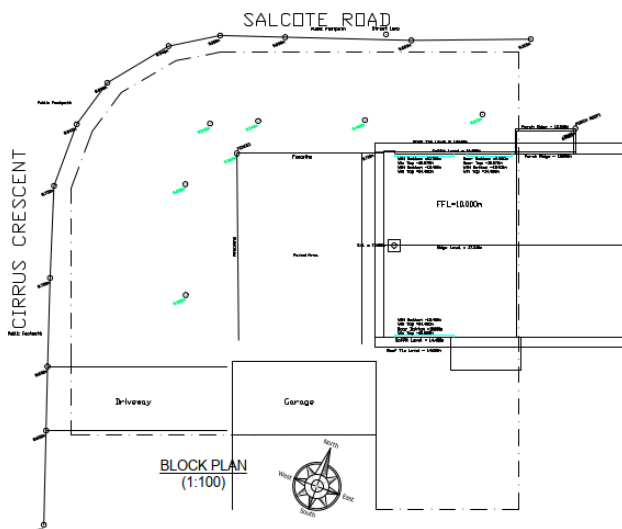
Proposed





FIRST FLOOR PLAN
(1:50)

FIRST FLOOR PLAN
(1:50)



BLOCK PLAN
(1:100)

BLOCK PLAN
(1:100)

Character and Appearance

The proposed site consists of no. 2 Salcote Road, a single family dwellinghouse which occupies a corner plot at the junction with Salcote Road and Cirrus Crescent and forms one dwelling in a terrace of four. The site is roughly square in shape and includes a detached garage with a drive which can be accessed from Cirrus Crescent. The site has some fencing which surrounds the rear garden and there is some amenity land to the western side.

The current proposal would see a double storey side extension to allow for the creation of an additional bedroom at first floor and an enlarged kitchen/diner and living space at ground floor, the existing chimney stack will also be removed as part of the proposal. Below is an extract from the delegated officer report for 20220687:

The proposed double storey side extension does not appear subordinate to the host dwelling as it is more than half the width of the original house. The extension would add approx. 43sqm of additional floor space with the original house measuring some 44sqm and so the proposed extension would result in overdevelopment which is not balanced and does respect the scale of the host dwelling.

SPD4 - Householder Extensions/Alterations Design Guide (2021) states:



Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.

The current proposal has scaled back the development by way of removing the proposed dormers and includes a set down and set back at first floor thus resulting in a subservient extension. A refusal on the basis of width alone is not considered to be defensible should a post refusal appeal be lodged. Therefore it is important to take a balanced approach and on balance is it therefore considered that the revised proposal has addressed the previous reasons for refusal by reducing the scale of the development and making improvements to the design.

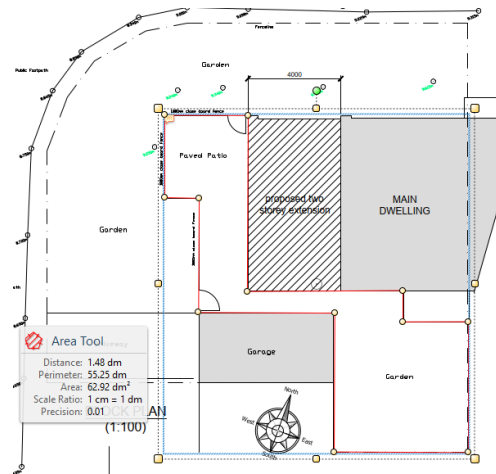
Furthermore, the current proposal has also removed the proposed boundary treatment and subsequent incorporation of the amenity land into the garden curtilage, therefore the proposal has addressed this concern from the previous refusal.

The proposed two storey side extension is considered to accord with the requirements of Policy CS19 of the Core Strategy and the Householder Extensions/Alterations Design Guide SPD, 2021.

Amenity of Future Occupiers

The proposal would result in sufficiently sized bedrooms which accord with the Technical Housing Standards – nationally described space standard (2015);

Due to the plot arrangement, the rear garden area is constrained and post development the garden would have approx 62.92sqm of garden space which falls below the council's technical standards which states a 4 bedroom property should have a minimum garden area of 100sqm.



However a balanced approach needs to be taken in regards to this and on balance it is considered that there would still be adequate amenity space post development. Furthermore there other open space in the nearby vicinity which can be utilised by future occupants of this property.

It Is considered that a refusal on the basis of deficient garden space would not be sustainable at appeal level and so on balance the proposal is deemed acceptable on amenity grounds.

Neighbouring Amenity

The proposed extension is not liable to impact the amenity of the adjoining property known as No. 4 Salcote Road due to its siting.

The neighbouring plot located at No.8 Cirrus Crescent has its entrance door to the property facing towards No. 2 Salcote as well as two windows at first floor level. In terms of privacy the proposal will not impact privacy as the only window facing this property will be at first floor and this window will be a high level obscure glazed window serving an ensuite. The rest of the proposed fenestration due to its siting is not considered harmful to neighbouring amenity as they comply with the council's technical standards and they will not offer direct views of private gardens.

With regards to a loss of light, the only property which could be impacted in 8 Cirrus Crescent however due to the siting of this property and proposed extension there would not be any detrimental impact to light levels. A hallway is not deemed to be a habitable room and so any loss of light to this does not require further investigation. As can be seen from the below image the only windows which face 2 Salcote road are two first floor windows and a ground floor window which has poor outlook due to its proximity to a garage, this window is unlikely to see much of the extension. The smaller window at first floor level likely serves a hallway and the larger window will still have sufficient outlook and won't be detrimentally deprived of light levels as due to the path of the sun.



The siting and massing of the proposed extension is balanced with the proposed fenestration designed so to protect neighbouring amenity. As demonstrated above the extension is contained within the residential boundary and so there would not be any loss of public amenity land as a result of the proposal.

In order to further maintain the privacy of adjoining properties a condition will be imposed to prevent any further window or door opening other than those approved without prior consent from the Local Planning Authority.

Any dust or noise emanating from the site can be reported to the environmental protection team, however it should be noted that noisy works are allowed within set hours which will be included in any forthcoming permission by way of an informative.

A further concern raised was relating to construction vehicles using the highway, this is not deemed a material planning consideration and will not form part of the decision making process. If any vehicles obstruct a footpath or the highway then this can be reported to Kent Police.

Based on the above assessment the proposed extension is deemed compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines (2020)

Parking and Highways

The current parking arrangement for 2 Salcote Road consists of a garage and a driveway in front of the garage which is situated on Cirrus Crescent. The property essentially has two parking spaces which is adequate for a four bedroom property. The proposal is therefore considered acceptable and compliant with SPG4 – KCC Parking Standards (2006).

Conclusion & Recommendation

The proposed extension is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27/10/2023	Dated:	1st November 2023