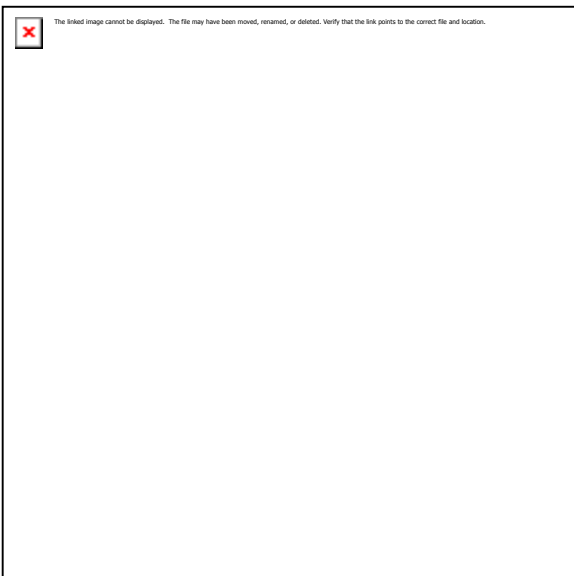




Delegated Report

Householder Planning Application

Planning Application No: 20220611

Location: 5 Brookside Road Istead Rise Gravesend Kent

Description: Erection of first floor side extension and loft conversion

Applicant: Mr Tim Down

Site Visit Date: 27/10/2021

Submitted Documents/Plans

- Application form
- Supplementary information
- Drawing No: 7356-P-01 (Existing/Proposed, Plans/Elevations & Block Plan)
- OS Map

Relevant Planning History

Reference	Description	Outcome	Decision Date
20170127	Erection of a single story rear extension to create an enlarged kitchen and family room.	Permitted	10.04.2017
20211169	Erection of a first floor side extension, erection of a rear dormer, installation of roof lights to the front elevation, include single storey front extension, hip to gable enlargement and conversion of the roof space to form habitable rooms.	Refused	18.11.2021
20211569	Erection of a first floor side extension and front canopy.	Permitted	09.02.2022
20211570	Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with	Certificate Granted	27.01.2022

	rear dormer.		
20220323	Erection of a first floor side extension and front canopy, erection of a rear dormer, installation of roof lights to the front elevation, and conversion of the roof space to form habitable rooms.	Refused	27.05.2022

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC - Heritage Conservation

No comments received.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 30th June 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first floor side and single storey front extension, erection of a rear dormer with a hip to gable alteration and installation of roof lights to the front elevation, and conversion of the roof space to form habitable rooms.

The first floor side extension will allow for the creation of larger bedrooms and en ensuite at first floor level. The side extension will project approx 2.5m from the southern elevation and span approx 7.7m. The extension will follow the same roof form and will be gable ended. It will include a window in the front and rear elevation which will serve a bedroom and a bathroom.



The front extension comprises a mono pitch roof and will span approx 5.1m, with a depth of approx 1.3m and an overall height of approx 3.9m. This extension will include a window in the front elevation and a door. This extension will follow the existing footprint of the property and see the flat roof replaced with a mono pitched roof.



The proposal also shows the erection of a rear dormer and three front roof lights to allow for the creation of a fourth ensuite bedroom in the roofspace. The dormer will span approx. 6.9m with a height of approx. 2.2m and a depth of approx. 3.6m. There will be two windows in the rear elevation which will serve the bedroom and ensuite.

Character and Appearance

The application property is a two storey semi detached house situated in a rural settlement which is inset from the greenbelt. The property has been previously extended by way of a single storey rear extension. The attached garage also appears to have been converted into a habitable room, there are no planning consents for this change, so it is presumed it has been completed under PD.

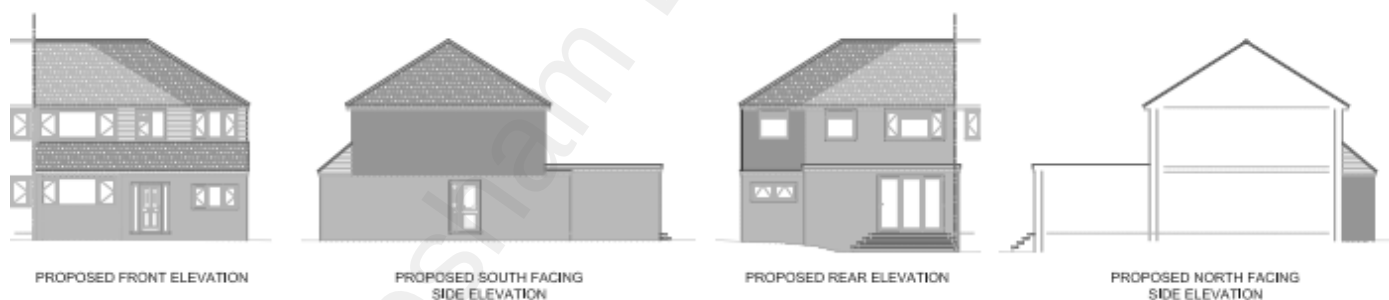
There have been some recent applications on the site. An application under reference 20220323 for Erection of a first floor side extension and front canopy, erection of a rear dormer, installation of roof lights to the front elevation, and conversion of the roof space to form habitable rooms was refused due to the excessive bulk, scale and appearance of the development.

A further application under 20211569 for Erection of a first floor side extension and front canopy was permitted. And finally a lawful development certificate under reference 20211570 for Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with rear dormer was permitted.

The current proposal would see a removal of the front canopy and just the erection of a monopitched roof over the existing front projection, the previously permitted canopy was deemed acceptable, however as the current proposal sees a reduction in the canopy, this is also deemed acceptable. Furthermore the alterations would be constructed using materials to match the host dwelling.

The revised plans show the erection of a first floor side extension which has a gable end opposed to the full hip roof which was permitted under reference 20211569. A gable ended side extension was previously refused under reference 20211169 due to the bulk and scale. The revised proposed reverts back to a bulky side extension which unbalances the pair of semis and results in an awkward addition to the host dwelling. The proposal also results in the continuation of the existing ridgeline, however this was permitted in a previous application due to other properties in the area having similar designs but the roof form on that application was hipped and so reduced the bulk and massing.

Application permitted under 20211169



The front roof lights are an acceptable addition, the lights which are in the original roof slope could be installed under permitted development.

The flat roof rear dormer in the current proposal would be built in line with the ridge and would be set back from the eaves, however this dormer projects past the roof of the original house as did the dormer which formed part of application 20211169 and 20220323 which were refused. The dormer is still considered to be large and dominant and unbalances the property and is considered to be in incongruous addition which is contrary to CS19 of the LPCS and SPD4 Householder Extensions/Alterations Design Guide (2021).

Dormer refused under reference 20211169

Dormer refused under 20220323

Current Proposal



The proposed extensions including the alteration from hip to gable due to their bulk, scale and appearance would result in a development which is not subservient to the original dwelling and unbalances the pair of semi detached houses contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposal will retain sufficient amenity space and room sizes, which are compliant with the Council's technical standards so there are no concerns in this regard.

Neighbouring Amenity

The extension is set away from the adjoining occupier known as 7 Brookside. The proposed development would not affect the privacy outlook or light received to this property due to the location of the extensions.

The properties known as No.1 and No.3 Brookside Road are situated away from the property and due to the distance it is considered the proposal would not affect the amenity of these properties.

Should permission be forthcoming a condition will be imposed to ensure the window serving the ensuite in the dormer will be obscure glazed in the interest of maintaining neighbouring privacy.

The proposal is considered to safeguard the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will result in an increase to the number of bedrooms and as such there is a requirement for a minimum of two parking spaces to be provided. The highways officer was consulted on a previous application (20211169) which proposed an increase to the number of bedrooms in which he said:

"This application requires careful consideration. At some stage the garage was converted to a study without it would appear the benefit of planning permission between 2009 and 2016 (Google Street View images), but it may have been permitted development."

However, this proposal increases the number of bedrooms from 3 to 4. Looking at car parking requirements, Gravesham Council uses Kent County Council SPG4, but this was updated by the highway authority with Interim Guidance Note 3 of the Kent Design Guide, Residential Parking and whilst not adopted by Gravesham Council, it better reflects the current approach to considering car parking requirements as it is recognised that applying maximum parking standards is not appropriate.

The guidance note indicates that in rural areas a fourbedroom dwelling should have a minimum of two parking spaces, plus there is a requirement in SPG4 which hasn't changed for the minimum provision of cycle parking, (not bicycle parking). The cycle requirement is one cycle per bedroom so an additional bedroom would result in the requirement to provide a cycle parking space.

In terms of the car parking requirement, the space in front of the garage is accepted as a parking space as it has been accepted as such in the past. However, any new space would have to conform to current standards. In Kent a standard parking space is 2.5 metres wide by 5 metres long, but these change under certain circumstances. When a parking space is adjacent to a raised boundary the width increases to 2.7 metres to ensure there is adequate space to open the door, which would usually borrow space from the adjacent area. The length increases to 6 metres in front of a door or gate that provides access to a property to ensure there is adequate pedestrian access/egress, particularly in an emergency. The highway authority's general requirements also include parking spaces should be perpendicular to the highway, as this improves the visibility for emerging drivers, which requires a widened carriage crossover. Any driveway should be constructed from a bound permeable material as gravel etc. can be dragged onto the highway where it becomes a hazard.

From the information submitted, I cannot ascertain if it is possible to provide suitable car parking. As such until some information is submitted, I can only suggest the application is refused"

Whilst these comments do not form part of this proposal, they are relevant as the proposed changes are the same (albeit some minor reductions).

It was evident during a previous site visit that the applicant was parking two vehicles to the front of the property. Should permission be forthcoming a condition would be imposed to ensure a parking plan is submitted and approved to ensure there is sufficient and adequate parking provision. It should also be noted that there is also scope for a bicycle store via the side access gate in the rear garden.

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed extensions including the alteration from hip to gable due to their bulk, scale and appearance would result in a development which is not subservient to the original dwelling and unbalances the pair of semi detached houses contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

The proposal is therefore contrary to planning policy and is recommended for refusal.

(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:	8th July 2022	Dated:	18th July 2022