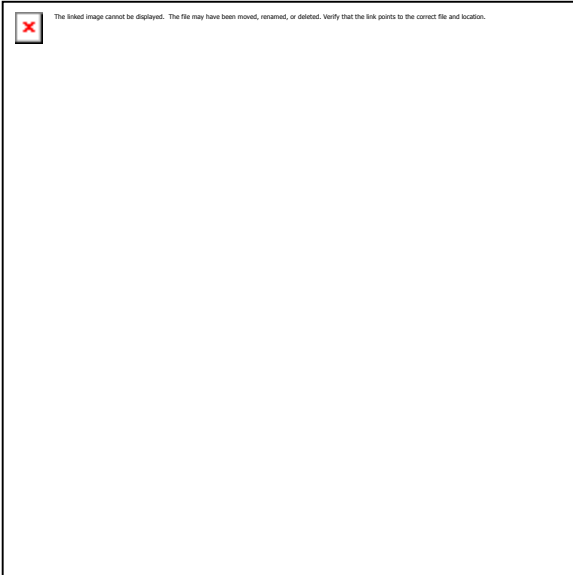




Delegated Report

Householder Planning Application

Planning Application No: 20211526

Location: 1 Barnfield Gravesend Kent DA11 7ND

Description: Demolition of existing conservatory, erection of a two storey side extension, a single storey rear extension and a part first floor rear extension.

Applicant: Miss Tinuade Ojumu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Planning Application Form received 10th December 2021;
- Site Location Plan received 10th December 2021;
- Drawing No. LIVARCH/1B/101 Rev A - Existing Floor Plans received 10th December 2021;
- Drawing No. LIVARCH/1B/102 Rev F - Proposed Floor Plans received 21st February 2022;
- Drawing No. LIVARCH/1B/103 Rev A - Existing Elevations received 10th December 2021;
- Drawing No. LIVARCH/1B/104 Rev G – Proposed Elevations received 1st March 2022;
- Drawing No. LIVARCH/1B/105 Rev A - Existing Block Plan received 10th December 2021;
- Drawing No. LIVARCH/1B/106 Rev D – Proposed Site Plan received 4th February 2022; and
- Drawing No. LIVARCH/1B/107/Rev C – Existing and Proposed Roof Plans received 2nd March 2022.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20211586	Application for a Lawful Development Certificate in respect of the proposed conversion of hip into gable, loft conversion with rear dormer and installation of 2 velux	Cert Granted	08/02/2022

windows at front.

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 (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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

Consultees

National Grid UK

No comments received.

Environment Agency

Thank you for consulting us on the above application.

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential, however I consider it unlikely that the proposed works will have a significant below-ground archaeological impact and have no further comments to make in this case.

Natural England

No comments received.

GBC – Conservation Officer

No comments received.

GBC Highways

This application requires careful consideration, as the proposed garage does not conform to the adopted guidance for a garage at a new property.

Garages

B2. Experience has shown that garages provided for individual residential dwellings are unlikely to be used for the parking of a vehicle unless sufficient space is also incorporated within the garage for storage. This may have less relevance for garages that are provided as a communal facility for residential accommodation. However, the needs of the mobility impaired, either as a driver or as a passenger, should also be considered in the design of garages and sufficient space should also be allowed to enable a garage to be used as a secure location for any cycle parking provision.

Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments in Kent are:

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Where it can be demonstrated that cycle parking is provided elsewhere width of garage can be reduced.

SPG4.

Here the garage will be only be 3 metres wide by some 5.5 metres long. However, the property is existing and storage etc. that may be required in a new home will, hopefully, been found elsewhere within the building or grounds. It is recognised that 3 metres is sufficient width to accommodate a car accessed by an able bodied person, but not one with a disability. However there is another parking space on the drive, so the suggestion of refusal on the grounds of not being suitable on the grounds of size is unlikely to be sustainable at appeal.

Kent County Council dislike garages in certain instances on new developments, as they often get used for other purposes. Currently there is a parking space behind gates where the garage will be located, and additional two bedrooms whilst having the potential to accommodate more people provides more space for storage. Looking at the google maps satellite image there seems to be external garden equipment etc. in a small shed.

Neighbouring properties

Consultation was carried out by the display of a site notice, press notices and letters sent to 4 surrounding properties with an overall expiry period of 14th January 2022. Two letters of representation have been received making the following summarised comments:

- Loss of light
- Overshadowing
- Visual Amenity
- Parking and Turning Area
- Outlook
- Overlooking
- Overdevelopment

Officer's Analysis

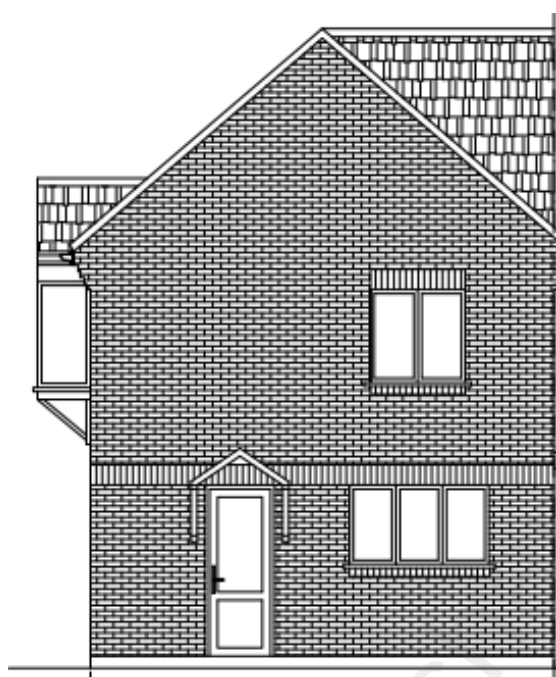
Proposal

The application seeks permission for the demolition of existing conservatory, erection of a two-storey side extension, a single storey rear extension and a part first floor rear extension. The side extension would project approx. 3.3m from the side of the existing property, be 11.72m in length at single storey, 10.72m in length at first floor level, 5.23m in height to the eaves and 7.66m in height to the ridge, with a hip roof design. The single storey rear extension would project approx. 3.5m from the existing property and would extend the full width of the property and be 3m in height with a flat roof.

The overall proposal would result in an extension to the existing living room, garage, office and an en-suite on the ground floor and two additional bedrooms, en-suite, a new family bathroom and reconfiguration of the existing bathroom to create a toilet and access to the new rooms.

Existing Front Elevation

Proposed Front Elevation



Existing Rear Elevation

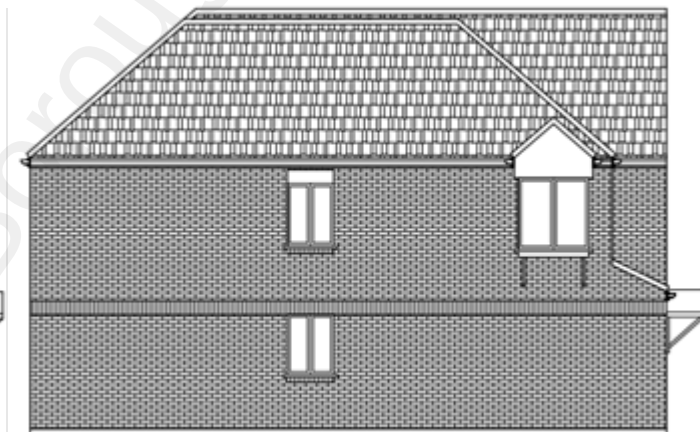
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. 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 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling and benefits from an existing block paved driveway for more than two vehicles and parking available to the side.

Looking at the property and surrounding streetscene, the design of the proposed extension would respect the character of the area. The first-floor element being set back from the principle front elevation by 1m and having a lower ridge height than the host dwelling would give a subservient appearance. The additional window in the existing front elevation to serve bedroom 3 would provide symmetry to the front and the size, design and placement of the windows of the proposed extension would match the existing and neighbouring dwellings.

Whilst the extension would close part of the corner of the plot, there does not appear to be a prevailing character of openness and it would still be set in approximately 1.72m from the closest side boundary at the front of the property, extending to approximately 8.1m at the rear, which would still give an open side aspect and not erode the character of the area.

Overall, it is considered that the proposed extensions have been designed to be sympathetic to the shape of the plot and to have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD, October 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, 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 proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

Both the new bedrooms exceed the minimum space standards for double rooms. Whilst bedroom 3 falls below the standard of a single room, this is an existing bedroom which size would not be altered by the proposal. All habitable rooms would benefit from sufficient outlook and light. In terms of the retained garden area, this would be approx. 138.42m², which would exceed the minimum garden size (100m²) for a 5-bedroom property. Whilst the depth of the garden would fall short of the 10m minimum, the existing garden does not meet the standard and the proposal is not considered to exacerbate this. Therefore, the proposal would accord with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The properties most affected by the proposals would be the adjoining dwelling No. 2 Barnfield and New House Farm No. 20 Dashwood Road located to the rear.

As stated above, the proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The first floor rear element would be set away from the adjacent dwelling and common boundary by 3m and as shown on the submitted plan would not breach the 45 degree outlook line and is also significantly away from any habitable room windows and with no windows within the flank elevation. Whilst it is acknowledged that there would be some overshadowing, this would be limited to the morning and would move round to the front and side of the dwelling with the path of the sun. Therefore, it would not result in any loss of outlook, overbearing or overshadowing that would result in detrimental harm to the amenities of the occupiers of the surrounding properties.

In relation to the property to the rear, the proposed extension would be positioned approximately 25.72m from the rear elevation of New House Farm No. 20 Dashwood Road giving sufficient space between any habitable room windows and would not result in a loss of privacy.

In terms of overlooking, the proposed extensions would result in first and second floor windows that would afford views over neighbouring properties. However the existing dwelling has first floor windows and in a built-up urban residential area, a certain amount of mutual overlooking would occur and the additional windows would not afford direct views or views that are not already there.

Overall, it is considered that the proposed extension would not result in a detrimental impact in terms of neighbour amenity.

The proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in two additional bedrooms, increasing the property from three bedrooms to five. The existing block paved driveway to the front provides parking for two vehicles and the proposal includes an integral garage and therefore would provide three parking spaces for a 5-bedroom property. Whilst the proposed garage does not conform to the adopted guidance for a garage at a new property, with a width of 3 metres, which only is a deficit of 600mm, and length of 5.78 metres, it is recognised that 3 metres is sufficient width to accommodate a car accessed by an able bodied person, but not one with a disability. However, there is another parking space on the drive. As such, the development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conditions

In the interest of residential amenity of the neighbours, the flat roof of the single storey rear extension shall not be used as a roof terrace.

The integral garage shall be retained for parking and shall not be converted into a habitable room without planning permission. In the interest of retaining sufficient parking provision for the property.

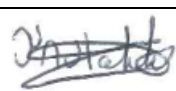
Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation:

Permission Subject to Conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	8 th March 2022	Dated:	08 March 2022