



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20230417

**Location:** 23 Peach Croft Northfleet Gravesend Kent

**Description:** Erection of a single storey rear extension & two storey side extension including internal alterations.

**Applicant:** Mr Eagle

**Site Visit Date:** Desktop Assessment (photos provided)

### Preliminary Matters

As originally submitted, the setback of the two storey extension was not significant enough. It was noted an increase in the setback would likely result in a substandard bedroom size. As such, the agent was emailed on 14.06.23 in order to give the opportunity to amend the plans to address these concerns, and additionally; a parking plan was requested. Revised/additional plans were received by 22.06.23 and were accepted by the Local Planning Authority. No neighbour responses were received when the initial consultation was carried out, and as the revised plans lessen the impact of the extension, it was not necessary to carry out re-consultation for the application.

### Submitted Documents/Plans

Application Form;  
Drawing No. 19-21-GRA SLM – Site Location Plan;  
Drawing No. 19-21 GRAVE S1 04 – Parking Layout Plan;  
Drawing No. 19-21 GRA S1 08 – REVISED Elevations Floor Plans Roof Plan and Sections – Existing and Proposed; and  
Drawing No. 19-21 GRA BP2 – REVISED Block Plans – Existing and Proposed.

### Superseded Plans/Documents

~~Drawing No. 19-21 GRA S1 06 – Elevations Floor Plans Roof Plan and Sections – Existing and Proposed; and~~  
~~Drawing No. 19-21 GRA BP1 – Block Plans – Existing and Proposed.~~

### Relevant Planning History

| Reference | Description                                                                                                                                   | Decision  | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20070405  | Conversion of existing integral garage into a living room and erection of a 1.8 metre high fence along the front boundary.                    | Permitted | 23.07.2007    |
| 19850499  | Erection of 72 No.3 Bedroom Dwellings with Garages, 12 No.2 Bedroom dwellings with parking spaces, together with ancillary roads and services | Permitted | 16.10.1985    |

|          |                                                 |           |            |
|----------|-------------------------------------------------|-----------|------------|
| 19810642 | Outline application for residential development | Permitted | 01.12.1982 |
|----------|-------------------------------------------------|-----------|------------|

## 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

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T5 – Access to the Identified Highway Network

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); and
- Householder Extensions/Alterations Design Guide (2021).

## Consultations, Publicity and Representations

### Consultees

#### Local Ward Councillors

No comments received.

#### GBC – Highways Officer

This proposal increases the size of a suburban house from 3 to 5 bedrooms, so to comply with the current guidance of the Highway Authority the following is required.

Two cycle parking spaces to comply with one cycle parking space per bedroom KCC SPG4

Two car parking spaces, to comply with the requirements of Interim Guidance Note 3 Residential Parking of the Kent Design guide which supersedes the requirements in SPG4 in terms of residential car parking.

I note the applicant indicates a bedroom is located where the garage used to be, but conversion of the garage was permitted based on the provision of a living room and not a bedroom. Application 20070405. I therefore consider it reasonable to consider the property as 3 bedroom, particularly as there are no downstairs facilities such as a bathroom or toilet.

The property is large enough to accommodate a second parking space, but it is doubtful this could be to the front of the property so a second access and driveway would be required to the side, and this would have to comply with current design standards, particularly sight lines both pedestrian and vehicular, it would also encroach into the amenity space of the property.

A parking plan is requested if you are minded to approve.

#### Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The (neighbour) consultation period expired on 15.05.23.

#### **Officer's Analysis**

23 Peach Croft is a two storey end of terraced property located north west of the highway. It is situated on a row of three terraced properties that are uniform in size and style, although the application site has converted the garage into a living room (permitted under application 20070405), and is now used as a bedroom. Some surrounding properties within the area are also of a similar design.

**Photo provided by the agent**



This application proposes the erection of a two storey side extension and single storey side/rear extension.

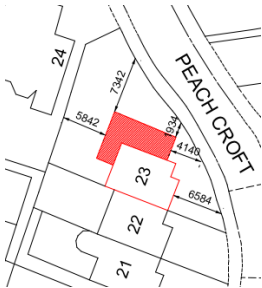
#### Proposed Development

The development would create space for internal layout changes and a new shower and utility room at ground floor level along with one additional bedroom at first floor level.

The extensions would have the following dimensions:

| Two Storey Element                                                                                             | Single Storey Element                                                                                    |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Height 6.52m (max)</li> <li>Depth 6.29m</li> <li>Width 3.01m</li> </ul> | <ul style="list-style-type: none"> <li>Height 3.42m</li> <li>Depth 2.29m</li> <li>Width 6.42m</li> </ul> |

Proposed Development indicated by Block Plan

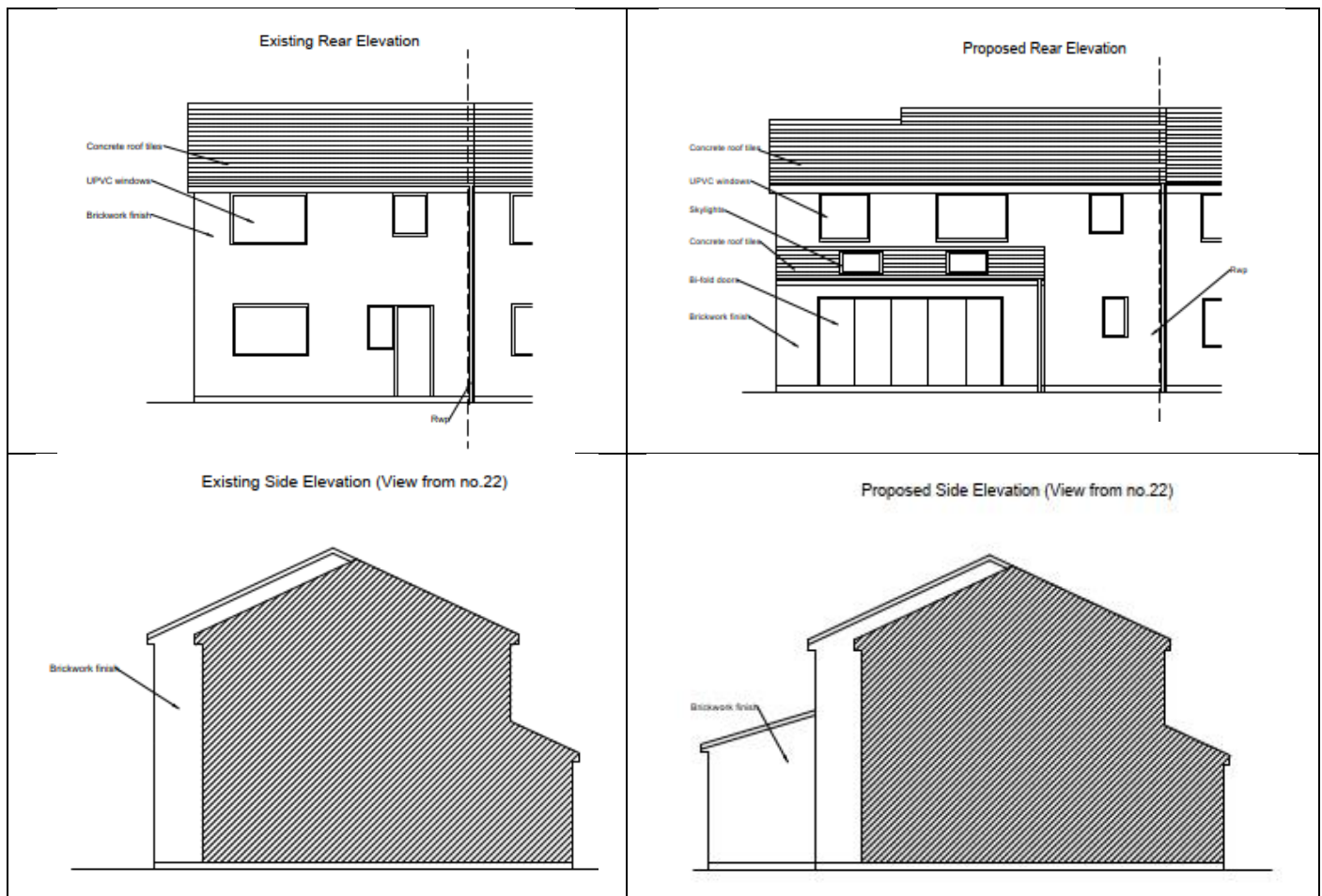


Existing Front Elevation

Proposed Front Elevation

Existing Side Elevation (View from North)

Proposed Side Elevation (View from North)



## Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

The Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021) states two storey side extensions can have a more significant impact on the appearance of the street and should be designed to appear subservient to the host building, not greater than half the width of the host building and to be respectful to the existing rhythm of the street. In addition, external materials should match the existing and should incorporate roof designs to reflect the main properties roof. Similarly, single storey rear extensions should be designed to be subservient to the host dwelling, and pitched roof extensions should reflect the roof of the original building.

The plans show that the two storey side extension will be set down from the main property roof and will be set back from the front elevation. In addition, it will be less than half the width of the existing dwelling and is sympathetic to the existing roof form. Furthermore, the single storey rear/side extension would not expand the full width of the rear elevation and would not rise above the window sill at first floor level. As such the proposed extensions are considered to be subservient additions to the existing dwelling.

In terms of proposed external materials, the materials to be used (brickwork, concrete roof tiles, UPVC windows/skylights and bi-fold doors) will match those used in the existing dwelling. This can be secured by condition to ensure a satisfactory visual relationship between the existing and new development.

23 Peach Croft is situated in a prominent position and as such, the development would be visible from the

public vantage point. As outlined above, the proposal has been designed to be sympathetic, subservient and in keeping with the host dwelling. In addition, the proposed block plan shows that a gap between the development and site boundary (at least 1.88m) would be maintained. Overall, the proposed development is not considered to negatively disrupt the rhythm of the street or detrimentally harm the character or appearance of the local vicinity, and it would integrate well into the surrounding area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

#### Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the guidance requires a bathroom/w.c. to have a minimum floor area of 3.60sqm, which the proposed shower room on the ground floor falls slightly below at 3.30sqm. While the room is undersized in regard to the RLG, the proposed shower room only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized shower room is not sufficient grounds to refuse the application. Although utility room sizes are not specified, 3.06sqm is considered to be sufficient space. The other new rooms at ground floor level comply with the guidance. At second floor level, the proposed new rooms comply with the guidelines.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

#### Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

#### Highways and Parking

23 Peach Croft is not a classified highway, and the proposal appears to be able to accommodate off-street parking for two cars:

**Photo provided by agent**



However, the proposal would result in an increase in bedrooms and as such, a parking plan has been provided within the revised documents to confirm there is space to accommodate two cars within the frontage. Therefore, sufficient off-street parking space is retained post-development, in line with Policy P3 of Gravesham's Local Plan: First Review (1994). Notwithstanding this, it is considered that the occupiers would need to drive over the footway in order to park both vehicles. This is detrimental to highway safety because the footway has not been strengthened. Therefore, the application could be conditioned to extend the vehicle crossover to accommodate two vehicles to the requirements of Kent County Council, in the interests of highway safety and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved Policy T5 of the Gravesham local Plan First Review (1994).

Gravesham's Highways Officer has requested secure cycle storage be provided per additional bedroom to comply with SPG 4 - KCC Parking Standards (2006). It is considered that there is sufficient space within the garden to provide this.

#### Any Other Material Planning Considerations

##### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

##### *Archaeology*

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

#### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy. The proposed development would be sympathetic and subservient to the host dwelling, there is sufficient off-street parking and the proposed external materials will match the existing. In addition, the development will safeguard the amenity of future occupiers, will not harm the amenity of neighbouring properties and is not considered to detrimentally impact the character and appearance of the local area.

#### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                 |                     |                                                                                       |
|----------------------|-----------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 22nd June 2023  | <b>Dated:</b>       | 23 June 2023                                                                          |