



Delegated Report

Householder Planning Application

Planning Application No: 20231077

Location: 25 Dennis Road Gravesend Kent DA11 7NN

Description: Retrospective application for side extension for use as storage with modifications to external facing materials and roof.

Applicant: Cheryl Wheeler

Site Visit Date: 17 November 2023

Submitted Documents/Plans

Application form;
Drawing no. 1 & 2 – Front Elevation Existing & Proposed;
Drawing no. 3 & 4 – Side Elevation Existing and Proposed;
Drawing no. 5 & 6 – Rear Elevation Existing and Proposed;
Drawing no. 7 & 8 – Front Elevation Proposed and Superimposed imagery to show expected proposal;
Drawing no. 9 – Floorplan – Proposed;
Drawing no. 10 – Site Plan;
Drawing no. 10 – Pre-Existing;
Drawing no. 11 – Existing;
Drawing no. 12 – Proposed;
Drawing no. 13 – Floorplan;
Existing Floor Plan;
Location Plan; and
Photograph.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230550	Erection of an attached side garage to replace the demolished garage to the rear of the property.	Refused	19.07.2023

A pre-application enquiry was also submitted following the refusal.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful 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 (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I note at the time of the preapplication, I requested a parking plan should be submitted as part of any formal application. No such plan has been submitted and given the current arrangement does not appear to comply with any recent standards for car parking, without the parking plan I can only recommend refusal.

Original pre-app comments.

To be acceptable the applicant will need to present a parking plan for two cars that clearly indicates it meets supplementary planning guidance and Kent County Council guidance regarding carriage crossovers. Width of double drive would be 5.2 metres to which should be added the width of a footpath to the front door. This may require an adjustment to the existing carriage crossover. Note the minimum depth of the garden should be 6 metres to safely accommodate a vehicle whilst retaining pedestrian access to the property.

It is noted there is a porch, so detailed drawings of the porch and proposed parking is required to ensure there is adequate space, the alternative is to have a footpath positioned between the two parking spaces and so avoiding the need to park in front of the front door.

Neighbouring properties

6 surrounding properties were consulted plus site notice – overall consultation expiry date was 18 December 2023 – no response received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the northern side of Dennis Road.

Planning application reference 20230550 which was for retention of an attached side garage to replace the demolished garage to the rear of the property was refused on 24 May 2023 on the following grounds:

1. The attached garage by virtue of its design and materials, in particular in respect of its flat roof design which is not in keeping with the pitched roof design of the host dwelling along with external facing materials which do not match, is an unsympathetic addition to the host dwelling which is not in keeping with, and therefore harmful to, the character and appearance of the host dwelling and the streetscene it is situated within. The garage therefore does not adhere to the guidance set out in the Council's Householder Extensions/Alterations Design Guide (2021) and is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2021).

2. The attached garage is undersized in respect of its width and therefore cannot properly function as car parking. As such the proposal does not adhere to the guidance as set out in SPG 4 - KCC Parking Standards (2006) or the Householder Extensions/Alterations Design Guide (2021) and is contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).

It therefore needs to be seen whether the current proposal addresses these two grounds of refusal.

Design, Character and Appearance

This matter relates to ground of refusal no. 1 of application reference 20230550.

For ease of reference the dwelling is shown below firstly before the unauthorised development, secondly with the authorised development and thirdly the current proposal:

Dwelling before the unauthorised development

Prior to the extension being built the property had a set of vehicular access gates across the side access set back from the frontage of the dwelling as seen below:

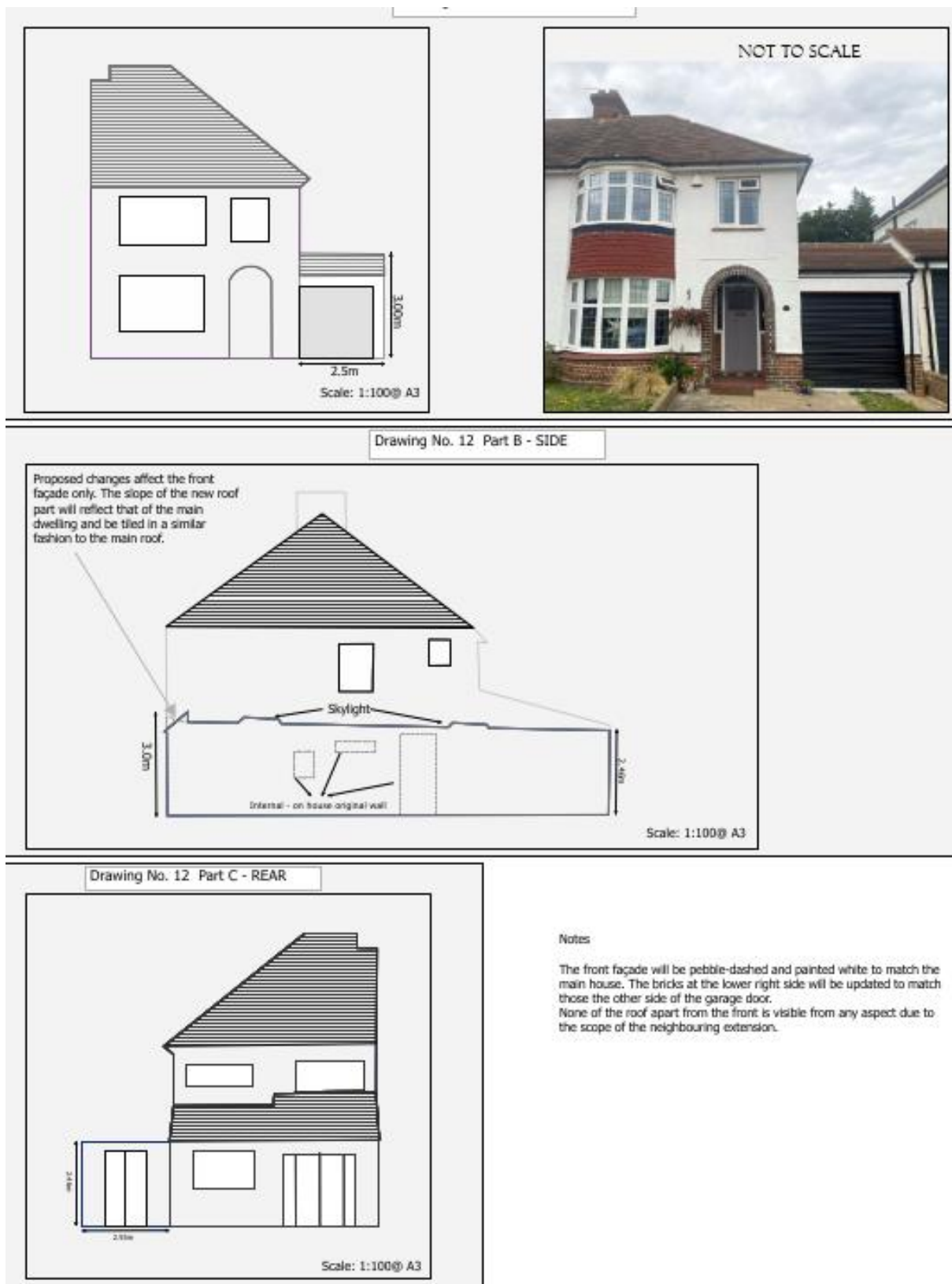


Current dwelling (with the unauthorised works)

The extension which has been constructed has been built on the side access of the house. It is 2.5m in width and built up to the flank wall of the garage at the neighbouring property to the east, no. 23 Dennis Road; 12.3m in length extending the whole length of the dwelling and ranges in height from 2.8m in height at the front to 2.4m at the rear due to the flat roof having a slight slope. It has a rolling electric door in the front elevation and a set of double doors in the rear elevation; there are 2 skylights in the top. It can be seen below:



Proposal (in this application)



As highlighted in the Delegated Report for previous application reference 20230550 the issues with the unauthorised extension in respect of design, character and appearance are:

- The extension has a flat roof which does not reflect the main roof of the host dwelling which is pitched; and
- Unsympathetic external facing materials – the extension is faced with brick however, the host dwelling is faced with white painted render.

The proposed part pitched roof at the front of the extension with matching tiles to the main roof would improve the design of the extension as from the front it would appear as if it has a pitched roof. This would therefore eradicate the issue of the flat roof visible from the streetscene. It is prudent to note that the Council's Householder Extensions/Alterations Design Guide (2021) states that the use of flat or false pitched roofs visible from the street should be avoided however, in this case due to the presence of the attached garage at the neighbouring property no. 23 Dennis Road the use of the false pitched roof would not be visible from the streetscene at all. To all intents and purposes a false pitched roof at the front is considered acceptable on this occasion as it would not be publically visible.

The proposed change in the external facing materials of the garage from brick to white render with a brick plinth detailing would match the external facing materials of the host dwelling and this would therefore resolve the issue of the unsympathetic materials.

Overall therefore in respect of design, character and appearance the proposed amendments to the current unauthorised extension in respect of the part pitched roof at the front and the proposed external facing materials to match the host dwelling would make the proposal acceptable in respect of design, character and appearance to comply with Policy CS19 (LPCS), section 12 of the NPPF (2023) and the Householder Extensions/Alterations Design Guide (2021). In this regard ground of refusal no. 1 of previous application reference 20230550 has been resolved.

Parking and Highways

This matter relates to ground of refusal no. 2 of application reference 20230550. The issue being that the proposal was applied for as a garage and it did not meet the minimum size requirement for a single garage as set out in SPG4 (2006) in respect of its width. SPG4 (2006) states that the minimum internal width for a single garage is 3.6m and this garage is only 2.4m wide internally, it is therefore just over 1m under the minimum requirement. The length is acceptable at 12.3m in length which far exceeds the minimum length required of 5.5m.

This current application makes clear that the use of the development is a side extension for use as storage.

As the unauthorised extension does not meet the minimum size requirements for a garage as set out in SPG4 (2006) it cannot be classified as a garage and the property does already have two off-street parking spaces in the front garden which therefore meets the parking requirements for a dwelling with two or three bedrooms as set out in SPG4 (2006) which is two parking spaces. It is not considered a parking plan is required to show this as it is clear that two spaces are present.



Overall therefore in respect of parking and highways, the clarification that has been provided that the development is an extension that is used for storage and is not a garage along with the fact that the property achieves the parking standards as set out in SPG4 (2006) means the proposal would be acceptable in regards to parking and highways matters to comply with saved Policy P3 (LPFR). In this regard ground of refusal no. 2 of application reference 20230550 has been resolved.

Other Matters

Neighbouring Amenity – Due to the presence of the attached garage at the neighbouring property no. 23 Dennis Road the proposed pitch roof element at the front of the garage would not cause any impact on the amenity of no. 23 with regards overshadowing or loss of outlook; there would also be no issues with regarding overlooking. In regard to neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS). No neighbour representations have been received.

Amenity of Occupiers – The rear garden remains at 157 sq. m and 18.6m in depth and so exceeds the minimum standards for garden area and depth as set out in SPG2 (2020) for a property with 3 bedrooms. In respect of occupier amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Archaeology - As stated in the Delegated Report for previous application reference 20230550 the site lies within an Area of Archaeological Potential and has involved groundworks but KCC Heritage confirmed there are no issues concerning archaeological impact. As such it is considered the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is now considered acceptable with regards design, character and appearance and parking and highway safety and in that respect has resolved grounds of refusal nos. 1 & 2 of previous application ref. 20230550. The proposal remains acceptable in regard to occupier and neighbour amenity and archaeology.

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	5th January 2024	Dated:	08 January 2024