

Delegated Report

Householder Planning Application

Planning Application No: 20221058

Location: 48 Jellicoe Avenue Gravesend Kent DA12 5HT

Description: Erection of a two storey side extension.

Applicant: Mr Ola Amusa

Site Visit Date: 22.12.2022

Submitted Documents/Plans

Application Form
Site Location Plans
22-107-S001 – Existing Floor Plans
22-107-S002 – Existing Elevations
22-107-S003 – Proposed Floor Plans, Location and Block Plans
22-107-S004 – Proposed Elevations
Emails re un-surveyed rooms

Relevant Planning History

No Relevant Planning History

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
- T1 – Impact of Development on Highway Network
- T5 – Access to 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date for comments was 31st January 2023.

Consultees

Ward Councillors: No comments received.

GBC Highways Comments:

- There is therefore potentially 4 bedrooms upstairs giving six in total, plus an room that was not surveyed downstairs which could be a dining room. So there is a potential increase of 3 bedrooms which requires three secure cycle parking spaces to be provided in terms of the requirements of SPG4.
- In terms of the relocation of the access this is welcomed, but the applicant must conform to Kent County Council's requirements for pedestrian visibility splays.
- The existing access should be closed as it does not appear to have a carriage crossover, instead using a pedestrian facility with tactile paving and the use of the dropped kerb would be confusing and dangerous for people that are visually impaired as the tactile paving indicates it is a safe place to wait to cross the road. Tactile paving does not normally have the strength to be repeatedly run over by vehicles and will eventually break.
- The installation of gates should be prohibited by condition.

Neighbouring properties

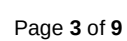
9no. surrounding properties were consulted, and no responses were received.

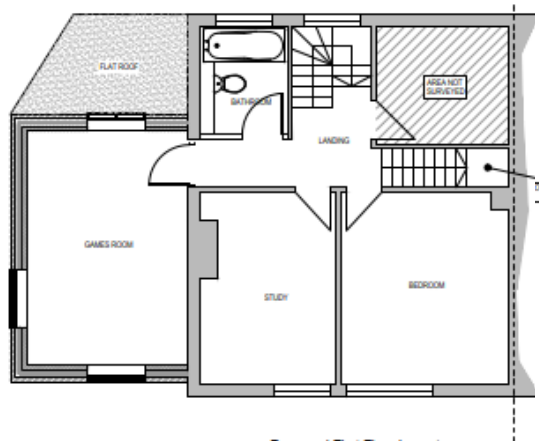
Officer's Analysis

Summary Information

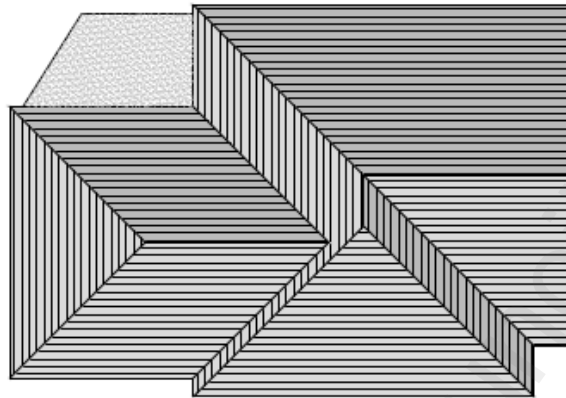
	Proposed Two Storey Extension (m)	Proposed Single Storey Extension (m)
Max height	7.7	3.2
Max eaves height	5.4	N/A (Flat Roof)
Max Width	3.7	2.4-3.7
Max Depth	5.6	2

Site Plans:



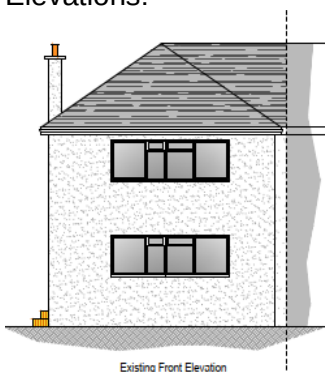


Proposed First Floor Layout
Scale 1:50

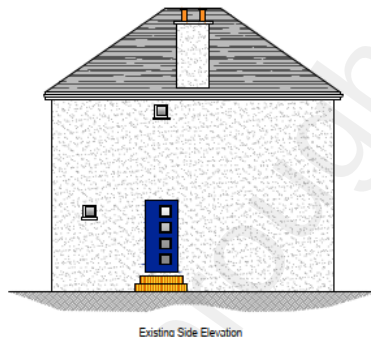


Proposed Roof Layout

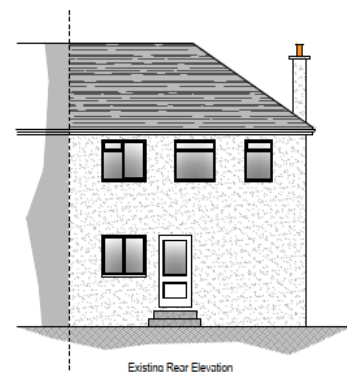
Elevations:



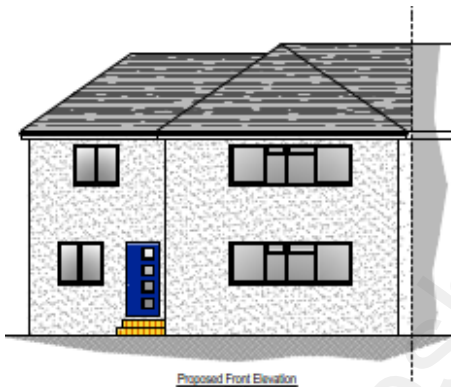
Existing Front Elevation



Existing Side Elevation



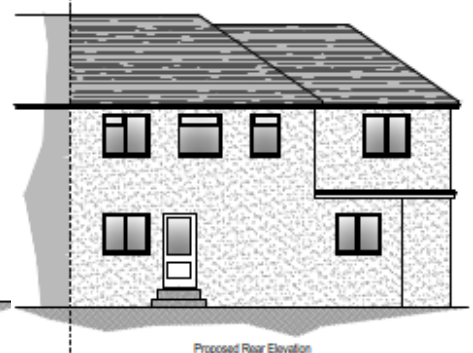
Existing Rear Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

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Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

Extensions:

The proposed extension would be a part two storey side extension which towards the rear drops to a single storey flat roof extension. The existing dwellinghouse has a depth of 8m and a width of 6.8m. The proposed extensions cumulatively have a depth of 7.6m and width of 3.6m. Given that only 5.6m of this depth would be two storey in height on balance the scale alone would not be disproportional to the main dwellinghouse.

In terms of design, features such as the 0.3m setback from the front elevation, the symmetrical roof pitch, the 0.3m step down from the ridge, retained eaves and the appearance of a step in at two storey, work together to increase the subservient appearance of the additions.

The application form states that the extensions would use white render to the exterior elevations with grey roof tiles to match the existing dwellinghouse.

Access and Driveway:

The proposed development would also alter the existing vehicular access, shifting it further to the south east on the boundary with Jellicoe Avenue. The majority of dwellinghouses in this area retain their green frontage and do not provide off road parking provision. However, there are some instances of driveways in the area and given that this dwellinghouse currently contains a vehicular access and drive, it would not be uncharacteristic of this dwellinghouse. However, details of boundary treatment and hard and soft landscaping have not been provided. Where approved further details would be required by condition to ensure that the details are appropriate and characteristic of the wider context and would not result in significant and unsympathetic levels of hard surfacing and inappropriate boundary treatments.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The existing floor plans indicate that there is a lounge, kitchen, storage area, WC and hall on the ground floor. There are also 2 bedrooms, a bathroom and landing on the first floor. However, there is a room on the ground floor and a room on the first floor inexplicably labelled 'not surveyed' and so the use of these rooms is not evident. However, the applicant has confirmed by email that the rooms are bedrooms, the one upstairs being used for visitors.

The proposed plans show a kitchen, lounge, shower room, bedroom and storage room on the ground floor. To the first floor it is proposed to hold a bathroom, study, bedroom and games room. Again, two rooms are labelled 'Not Surveyed', so their intended use is not clear. Based on this information the existing dwellinghouse accommodates 4 bedrooms.

On its face the proposed development appears to maintain a four-bedroom property. However, a number of large rooms are being created including a games room, a study, and large storage room which are of sizes potentially able to accommodate a bedroom. It is therefore plausible that these rooms, if approved may be used in the future for bedrooms at and could result in a 6–7-bedroom dwellinghouse. It is noted that each of these rooms surpass the minimum internal floorspace requirements for bedrooms. All other rooms also meet their minimum floorspace requirements.

The rear garden would have a depth of 11.15m, and an area of 54.2m². The front garden area would be utilised entirely by parking and so would not be included in the calculation of private amenity space standards. Accommodation with 1-2 bedrooms requires a minimum garden area of 37.2m² with a depth of 7.6m. For accommodation with 4 or more bedrooms a minimum garden area of 100m² is required with a minimum depth of 10m.

It is likely that the proposed dwellinghouse would contain more than two bedrooms. A house occupied by people in 2 bedrooms would not likely require 2 bathrooms, a kitchen, a lounge, a study, a games room, a storage room the size of a bedroom and two additional rooms for which the use is unknown. Even if that is the intention of the current owners/occupiers, in all likelihood future occupiers would use the space for a larger group of people and a greater number of bedrooms than this development appears to propose.

The rooms meet the required minimum space standards. But, would not continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020. However, the existing rear garden is an unusual shape, hard surfaced and is not easily changed in shape and depth and its depth would not be

decreased as a result of this development. Whilst it would be ideal to have a larger garden, it is considered in this instance that the increased scale of the dwellinghouse and its occupation would not result in significant harm to the occupiers.

Neighbouring Amenity

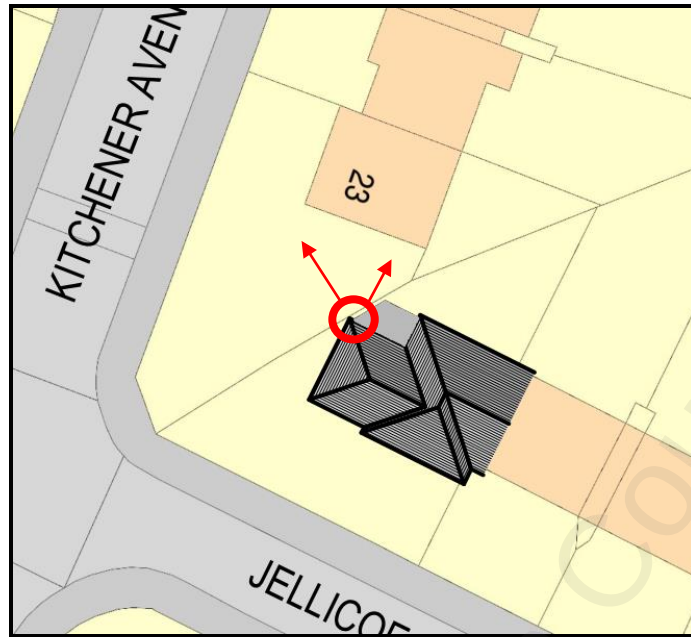
There are two adjoining properties with potential to be impacted by the proposed development; 23 Kitchener Avenue and 46 Jellicoe Avenue.

23 Kitchener Avenue is located to the northwest. 46 Jellicoe Avenue is located to the southeast and is attached.

Two of the newly formed windows proposed in the application will overlook the private amenity space of neighbouring property 23 Kitchener Avenue. The windows will serve the newly formed shower room which will be obscure glazed and the landing area, which is not considered a habitable room. Therefore, the proposed development is unlikely to cause any significant detrimental impact on the surrounding properties in terms of privacy.

The current distance between this dwellinghouse and 23 Kitchener Avenue is between 4.25m-14.6m. The distance would be reduced to between 4.1m-12.7m as a result of the proposed works. However, the two storey elements of the extension would be distanced by 5.5m minimum from this neighbours dwellinghouse. The upper floor window to the flank elevation would be set in by 5.3m from the rear elevation of the subject dwellinghouse, resulting in the window being 9.6m from the neighbours dwellinghouse.

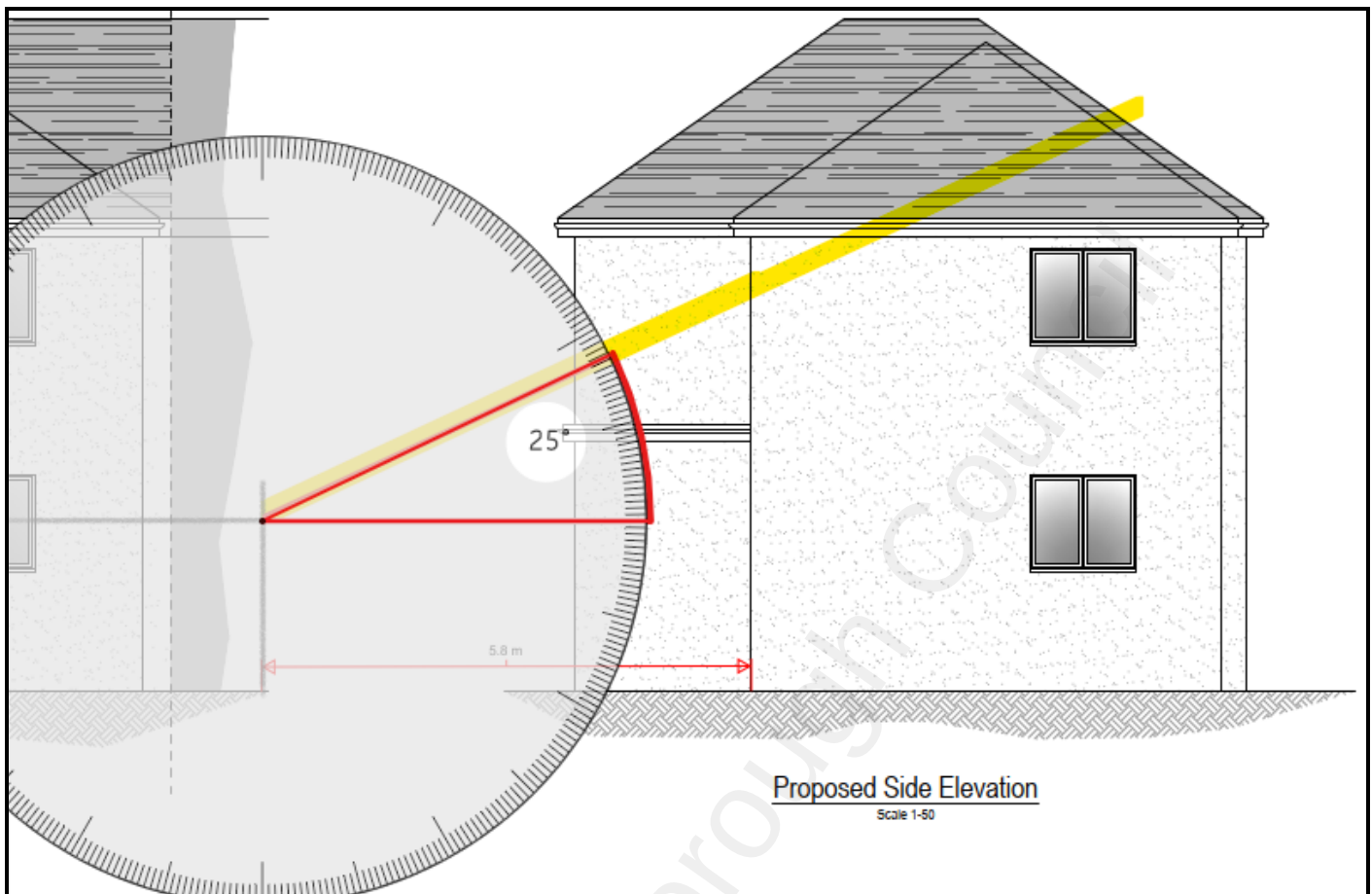
This proposed flank elevation is likely to extend further beyond the ground floor window of this neighbouring opening and so there would be no direct overlook. This would likely result in some overshadowing midday, but this would decrease in the morning and evening when the sun sits further to the east and west. It is also noted that this window would currently be subject to some overshadowing from the existing building, the close boarded fencing at the shared boundary and the tall tree which lies to the south at the end of the shared boundary fencing. As such, the proposal would not significantly exacerbate the overshadowing which currently exists. It is not clear whether this window serves a habitable room. However, given its position and that it is also served by a rear entrance door it is most likely to be a non-habitable room such as a kitchen for example. This neighbours upper window, would likely be a habitable room. However, it extends beyond the proposed flank elevation and would likely not be significantly overshadowed by the proposed extension. This window could only be viewed at 22.6-degree angle at a distance of approximately 6.75m, from that proposed, and so there would be no direct visual relationship between these openings.



The below photographs were taken from the position and facing the points indicated on the plan above. It is evident that the proposed windows would not directly face this neighbours openings from the flank or rear elevations.



Based on a 25 degree test as per the below assessment, the ground floor window would be overshadowed somewhat by built form above the highlighted yellow line.



The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision and Highway Safety

The proposed driveway indicates provision of 4no vehicular parking spaces. This would provide an adequate level of parking provision should the extended dwellinghouse result in 4 or more bedrooms. It is noted that given that there is a potential increase of 3 bedrooms, three cycle parking spaces must be provided. Details of cycle parking have not been provided but can be reserved by condition where approved. The existing access does not have a carriage crossover and so conditions would be implemented to ensure that this access is closed and that the proposed access seeks necessary consents from KCC highways to drop the kerb fronting the new access and undertakes those works prior to use of the driveway. In the interest of highway safety, a condition would also ensure that gates are not installed within a depth of 5.5m clearance from the back of the highway to prevent highway obstruction.

Adequate parking provision would therefore be available, in compliance with policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development would comply with all national and local planning policies, with the exception of the depth of the rear garden. However, on balance, based on the assessment, this would not result in significant harm which would warrant refusal of this application. The recommendation is therefore to approve this application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9th February 2022	Dated:	9th February 2023

Gravesham Borough Council