

Delegated Report

Householder Planning Application

Planning Application No: 20220988

Location: 65 Pine Avenue Gravesend Kent DA12 1QY

Description: Demolition of garage and erection of extension to side and front.

Applicant: Mr Manwit Singh

Site Visit Date: Previous application ref. 20220526

Submitted Documents/Plans

- Application form;
- Drawing no.
- H22/113 Rev. A – As Existing;
- Drawing no. H22/115 – Proposed Extensions;
- Site Location Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220526	Demolition of garage and erection of two storey side and front extension with roof terrace.	Withdrawn	21.07.2022

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no highway objections, the proposal uses an existing access and car parking will conform to guidance in SPG4

Neighbouring properties

7 surrounding properties were consulted with the overall consultation expiry date being 25 October 2022 – 6 responses received all in objection and the comments of which can be summarised as follows:

Design

- Extension on the right hand side should be have its roofline dropped as per the extension on the left and moved further forward;
- Out of scale with plot and out of character with the road;
- The shape and position of the plot does not allow for a larger dwelling on the site, if it did such a property would have been erected when it was first built;
- Want sympathetic green landscaping, trees and garden;
- Design & Access Statement would be a welcome accompaniment
- A landscaping scheme should have been submitted given

Occupier Amenity

- Garden too small for a four bedroom house and unlikely to be done given that applicant has replaced all soil on plot with aggregate;

Neighbouring Amenity

- Impact on neighbouring dwellings in terms of bulk and overlooking;
- Extension on the right hand side should be moved further forward towards the road so it is less imposing and overbearing on their house and give better green space to rear;
- Due to the curve of the road, the application property and the surrounding dwellings are all very close together at the rear – the extensions will exacerbate the lack of privacy and cramped way the gardens are;
- 1st floor bedroom window in rear of right hand extension should be either moved to the side or removed entirely as it will cause overlooking to a number of properties;
- Extension on the right hand side should not be moved further forward as they are aware some have suggested as this will cause overlooking;
- Will impact on their amenity in terms of light restrictions and privacy particularly as they are lower; rear windows should be repositioned or removed so they do not directly look into their property,

there are windows to the front;

- Keep roofline of whole property as low as possible so not overbearing or obtrusive to protect their privacy;
- Site has already been developed with scant regard to neighbours and planning regulations;
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Hours of working

- Works carried out so far have taken place late into evening and both days on weekend; if minded to approved a condition would be needed to restrict hours of working;

Surface water

- Surface water run-off is occurring at the current time due to the removal of all soil and replacement with aggregate and no soakaway or drainage;
- If minded to approve a surface-water drainage condition would be required;
- Want drainage installed to garden;
- Concerned at current surfacing of front garden and what it will be and surface water run-off;

Parking & Highway Safety

- Two parking spaces not sufficient for a four bedroom house – will lead to parking on the blind bend increasing risk to drivers and pedestrians; what has been allocated to garden should be allocated for parking;
- Given narrowness of street, blind bend, school parking and pedestrians to ensure safety for all from construction works parking and deliveries, if minded to approve there should be conditions requesting a traffic management plan and a construction management plan;
- Parking layout drawing is so small it is difficult to see if it can accommodate and turn the two vehicles shown, parking should be shown on a larger and measured survey drawing;
- SPG requires 3 parking spaces for a 4 bedroom house and only 2 are shown. Pine Avenue already suffers from parking issues and the house is in one of the worst positions on blind bend; on street parking in this location would exacerbate this therefore parking should be implemented in full on this occasion;
- Due to the development of this and other properties and increased traffic would like the Council to impose traffic restrictions in Pine Avenue i.e. resident parking

Plans/Documents

- Plans refer to a landscaping plan but none is provided.

Officer's Analysis

This application is a re-submission of application ref. 20220526 which was for 'Demolition of garage and erection of two storey side and front extension with roof terrace' which was withdrawn on 21 July 2022. This was at the suggestion of officers who had advised of various concerns with the proposal on design, character and appearance, amenity of occupiers, neighbouring amenity and parking and highway safety.

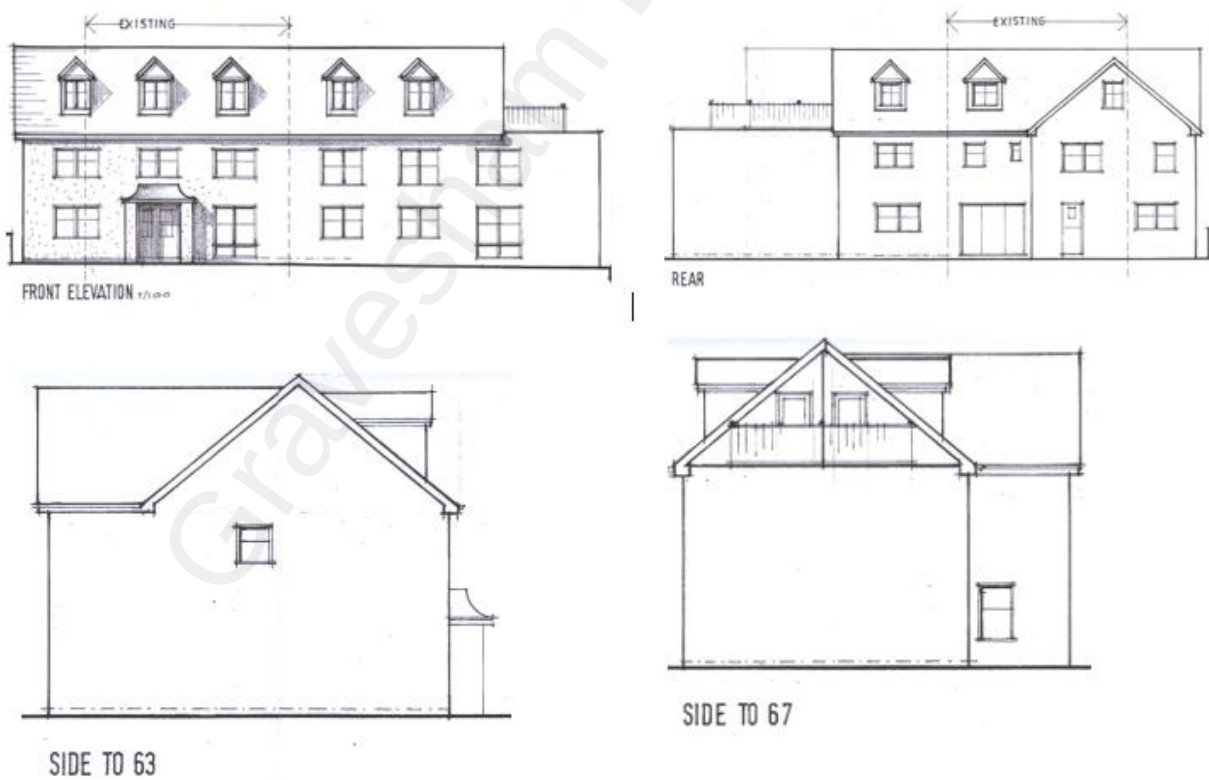
It therefore needs to be seen whether these areas of concern have been addressed in this re-submission.

Design, Character and Appearance

The existing dwelling is as follows:



The withdrawn application ref. 20220526 is as follows:



The current proposal is as follows:



The proposed development has been much reduced in scale. The two storey front extension has been removed, the two storey extension on the eastern side which was extremely wide in the previous application has been much reduced in footprint, width and depth and the two storey extension on the western side elevation has been reduced in size also. Although there has been a reduction in scale the extensions are still extensive additions and are not considered of sympathetic design to the host dwelling or street scene.

No. 65 Pine Avenue consists of a detached dwelling in a very modest plot. Whilst Pine Avenue is characterised by detached dwellings, some such as the application site and others situated on this bend in Pine Avenue as it curves westwards are located in fairly small plots on the southern side of the road. There are varying degrees of separation gaps between buildings and their site boundaries and often green soft landscaping along front boundaries which helps contribute to the spaciousness of the area.

The proposal consists of 2 no. two storey side extensions, rear extension and front porch. The extension on the eastern side would extend forward of the front wall by some 1.6m and have a pitched gable roof design at the front and a mono pitched roof at the rear. From the front the extension appears nicely designed and does not detract from the character of the host dwelling and is considered to add a feature of interest to the front elevation of the dwelling. The mono pitched roof at the rear however, is not in keeping with the roof form of the host dwelling which is pitched and it appears an incongruous addition to the property out of keeping with its character. The side elevation of the extension would have no windows in it therefore presenting a blank windowless elevation, all of this would be visible from Pine Avenue and therefore also harmful to the streetscene.

The two storey extension on the western side whilst modest in width and being set back from the front wall and down from the ridgeline of the main roof, would appear something of an anomaly with the rest of the dwelling including the other proposed side extension. This is due to the juxtaposition of being a narrow extension but which appears cramped by being built virtually up to the boundary, the eaves line of the extension being at a lower level than the eaves line of the main dwelling, the dormer extension as dormers are not a feature of the dwelling or the streetscene and the square shaped windows which are at odds with

the horizontal windows in the main part of the house. The side elevation of the extension would also have no windows in it therefore presenting a second blank windowless design which would also be visible from the streetscene.

The two storey rear extension would replicate the existing two storey gable element at the rear but with two together it would appear as a dominant addition overdeveloping the site, particularly given the size of the plot and the shallow rear garden.

The front porch would be fairly modest and its design does not reference any features from the original host dwelling but it is not considered to be so harmful in respect of the character of the dwelling or the streetscene.

All of the fenestration would be changed across the dwelling and would be a mixture of window openings and styles, on the front particularly which would be the most publicly visible elevation, it would be appear as a particular miss match of window types with horizontal, square, round headed with a severe lack of cohesiveness which would be harmful to the character of the dwelling and the streetscene.

Overall it is considered that the proposal would be an overdevelopment of the plot with many large extensions proposed to what is a fairly modest property in a fairly small plot and which would be harmful to the character of the host dwelling and the streetscene. In respect of design, character and appearance the proposal would therefore be contrary to Policy CS19 (LPCS).

Amenity of Occupiers

The property would increase from a three to a four bedroom property. SPG2 states that for a property with four or more bedrooms it should have a minimum garden area of 100 sq. m and a minimum depth from rear wall of house of 10m. In this case the property would have a garden area of 162 sq. m and a rear garden depth of 14.6m at its longest point. As such it would meet the minimum requirements of SPG2.

There would be two new bedrooms formed in the extensions proposed - the Technical Housing Standards (2015) state that single bedrooms should have a minimum area of 7.5m and be at least 2.15m wide and doubles should have a minimum area of at least 11.5 sq. m and at least 2.55m wide (as other bedrooms in the dwelling are at least 2.75m in width).

The larger bedroom would be 26.6 sq. m and 3.6m in width and therefore meets the minimum requirements and the smaller bedroom would be 11.7 sq. m and 2.3m in width; it would therefore meet the minimum area but be 200mm under the minimum width however, it is considered as this is a very minimal amount it is negligible.

In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the west no. 63 has three windows in its flank elevation facing the application site. Due to the siting of the proposed extension on the western side and its scale it is considered that it would not have a harmful impact on the neighbouring property to the west no. 63 in respect of overshadowing or loss of outlook. There are no windows proposed in the flank elevation of the extension therefore no overlooking.

Due to the siting of the proposed two storey side extension on the eastern side and its distance from the neighbouring property to the east no. 67 which has no windows in its flank elevation, it is considered that the proposed extension would not impact on the amenity of no. 67 with regards overshadowing or loss of outlook and as there are no windows in the flank elevation of the proposed extension or in the west elevation of no. 67, therefore no overlooking.

Due to the curve in the road there are a number of properties, particularly nos. 67, 69 & 71 which are very close to the rear of the application site and have their rear gardens behind it. Whilst there would not be any direct overshadowing or loss of outlook caused it is considered the proposed side and rear extensions would be overbearing and generally unneighbourly additions. Furthermore, there would be three new windows at first floor level in the rear elevation of the dwelling. This would be a bathroom in the rear of the two storey extension on the eastern side, a bathroom in the rear of the two storey rear extension and a bedroom in the rear of the two storey extension on the eastern side.

SPG2 states that there should be a minimum distance of 21m between the windows of any habitable rooms and the private garden area of any dwelling. In this case the 21m distance would not be achieved in the first floor bedroom window in the eastern side extension to the private garden areas of nos. 67 & 69 and therefore overlooking would occur to the private garden areas of those properties harmful to the amenity of the occupiers of those properties. Although there is an existing bedroom in the rear of the dwelling, due to the proximity of the extension to the northern boundary it would be even closer to the neighbouring property than that existing bedroom window.

There would be no facing habitable to habitable room windows. The two other new windows would serve bathrooms which are non-habitable rooms and would be on the same plane as the existing rear elevation of the host dwelling. Given this and the fact the rooms are non-habitable, should permission have been forthcoming for the proposal, conditions could have been used to ensure the bathroom windows were fixed shut and non-opening apart from 1.7 above floor level of the room to ensure privacy for neighbouring properties.

In respect of neighbouring amenity, on the basis of the overlooking to the rear gardens of the properties to the rear, the proposal is considered contrary to Policy CS19 (LPCS).

Parking and Highways

SPG4 states that for a property with 4 or more bedrooms there should be a maximum of 3 spaces per dwelling. In this case there would be space for two vehicles which is considered to therefore comply with the requirements of SPG4 and this is confirmed by the Council's Highways Officer. Should permission have been forthcoming a condition could have been attached to request further details of surfacing to ensure acceptable in terms of surface water run-off and visual amenity. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Other

Landscaping – The plans show existing boundary hedge to be retained and soft landscaping to the front garden. Should permission have been forthcoming a condition could have been attached to request full details of a landscaping scheme.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed development by virtue of its scale, massing and design would be overly dominant and incongruous additions which would be out of scale and character with the host dwelling harmful to it and the streetscene. As such, this proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2021).

The proposed development by virtue of its siting, design and proximity to several neighbouring properties would have a harmful impact on them in respect of overlooking, overbearing and would generally be an unneighbourly form of development. As such this proposal is contrary to Policy CS19 (LPCS) and paragraph 130 (f) of the NPPF (2021).

(For detailed 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:	15th November 2022	Dated:	15 November 2022