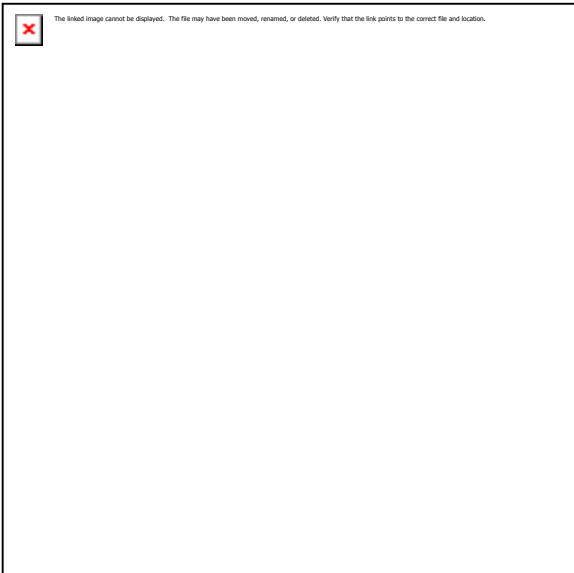




Delegated Report

Householder Planning Application

Planning Application No: 20220867

Location: 12 Cruden Road Gravesend Kent DA12 4HD

Description: Erection of a two storey side extension, a part two storey and part single storey rear extension and a front porch. Erection of a rear dormer extension in the rear roof slope, with a hip to gable roof alteration.

Applicant: Mr Stanley Akwaeze

Site Visit Date: 15th August 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 220804-12 (Existing Block Plan)
- Drawing No: 220804-10 (Existing Floor Plans and Roof Plan)
- Drawing No: 220804-20 (Proposed Floor Plans and Roof Plan)
- Drawing No: 220804-11 (Existing Section and Elevations)
- Drawing No: 220804-21 (Proposed Section and Elevations)
- Drawing No: 220804-30 (Block Plan and OS Map)
- Drawing No: 220804-10 (Existing Floor Plans and Roof Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220158	Erection of a first floor rear extension and porch to front	Permitted	11.04.2022
20220159	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope, hip to gable roof	Certificate Granted	22.04.2022

	alterations, conversion of loft to form habitable rooms, installation of rooflights in the front roof slope and erection of a front porch.		
20220160	Single storey rear extension with a depth of 6.00 metres, maximum height of 2.70 metres and eaves height of 2.40 metres.	Prior Approval Not Required	04.05.2022
20220996	Retention of single storey outbuilding	Application undetermined at the time of writing this report.	

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

As presented, I have to recommend refusal of this application.

Currently there is a three-bedroom property with a single car parking space; these works will result in a four-bedroom dwelling with no viable car parking.

Considering the depth of a parking bay, Kent County Council's guidance is clear this should be a minimum of 6 metres when it is located in front of a door, particularly when that door is a means of escape to ensure there is adequate space behind the vehicle to allow safe and unhindered pedestrian passage. Here the distance is some 4.8 metres well below the 6 metres requirement, but if the front extension were removed, this element would be acceptable.

The second issue is the number of car parking spaces being provided. With the increase to four bedrooms to comply with the requirements of Interim Guidance Note 3 of the Kent Design Guide in a suburban location, a four-bedroom dwelling should have 2 parking spaces whilst a three would on average have 1.5 spaces per property. Google Street View images show the road has significant levels of on street car parking.



Google Street View May 2019

Indeed, in May 2018 a vehicle has been recorded as being parked on the front garden



As such, it is appropriate that a second car parking space should be provided on a bound permeable material with a widened carriage crossover so each vehicle has independent access to the highway.

Finally given the additional bedroom, a secure cycle parking space should be provided to comply with the requirements of SPG4 at the rate of one space per bedroom.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 9th September 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a two storey side extension, a part two storey and part single storey rear extension and a front porch. Erection of a rear dormer extension in the rear roof slope, with a hip to gable roof alteration.

The two storey side extension will project 1m from the southern elevation and will have a depth of approx 11.25m with an overall height of approx. 5.4m, the extension will wrap around the rear of the house and have a width of 4m to the rear of the house. The extension will be finished with a flat roof and will include a window at first floor in the rear elevation which will serve a bedroom, there will also be a further window in the flank elevation at first elevation to serve a bathroom. At ground floor level there will be three window at ground floor level which will serve a toilet, utility room and a kitchen diner. The rear elevation will be adjoined to a single storey rear extension.

The single storey rear extension will project 6m from the rear wall of the original house and span 6.3m with an overall height of 2.6m. The single storey rear extension will be finished with a flat roof which will include three roof lights and include a bifold door in the rear elevation. This element of the proposal will be used as a kitchen/diner.

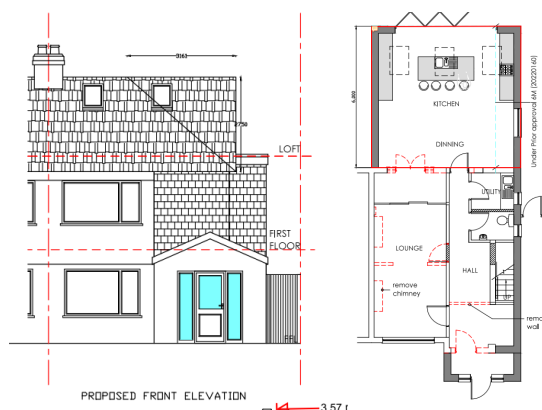
To the front of the house the proposal shows a porch which will project 1.1m from the front elevation and span 3.2m with an overall height of 3m. The porch will be finished with a dual pitched roof which will include a door in the front elevation.

Finally the roof will be extended by way of a hip to gable enlargement and a rear dormer will be erected which will measure 3.5m deep x 2.4m high and 5.2m wide. The dormer will have two windows in the rear elevation which will serve a bedroom and an ensuite.



Procedural Issues

It is noted that there is a shared chimney which is shown intact on the proposed elevations, however internally the plans show the removal of the chimney.



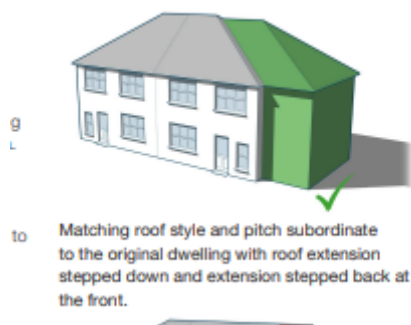
Character and Appearance

The application site is a two storey, three bedroom, semi detached house in use as a single family dwelling.



The site currently has a dropped kerb and some soft landscaping which is behind a boundary wall. The property is currently finished with a mansard roof which reflects the surrounding properties on the eastern side of the highway. There are extensions within the vicinity in the form of hip to gable alterations with rear dormers, single storey extensions are also a common addition, however a two storey side extension is not something which is seen within the vicinity.

The proposed two storey side and rear extension would be constructed so that would be brought closer to the common boundary and would include a flat roof which is something that is not encouraged nor supported by the council. SPD4 – Householder Extensions/Alterations Guidance (2020) states that a double storey extension should be subordinate to the host dwelling. The proposed extension is set below the main roof, however it would not follow the existing roof form and is not be set back from the front elevation.



The proposed two storey side extension would be visually prominent and harm the character of the area and host dwelling. Furthermore the erection of such an extension would close up the visual gap between the properties which would potentially result in a terracing effect should the neighbouring property wish to

undertake similar works.

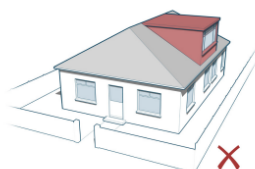
To the rear, the single storey extension is noted as being approved under prior approval which is shown with a blue outline. This forms a material consideration with the current application, but must also be considered in conjunction with the two storey side and rear extension, hip to gable alteration and front porch.

Under this proposal, the single storey rear extension permitted under prior approval has been enlarged and now protrudes beyond the original flank elevation. The extension will have a total area of 37.98sqm, the original house is some 40.1sqm. SPD4 – Householder Extensions/Alterations Guidance (2020) states that a rear extension should not dominate the original property as this will cause the site to appear over developed. The proposed extension is almost the same size as the original house and is not considered to be a subservient addition. However the principle of the large single storey rear extension is acceptable in its own right, due to the recent prior approval.

There are currently some existing examples of hip to gable alterations in the street and as can be seen below, they constitute poor design and harm the character and appearance of the streetscene. These alterations also unbalance the semis and introduce excessive bulk and massing to the properties.



The dormer is also constructed to the ridge which constitutes poor design. SPD4 – Householder Alterations/Extensions Guidance (2020) states that a dormer with a flat roof which extends from the eaves to the ridge is not considered good design and is likely to be rejected.

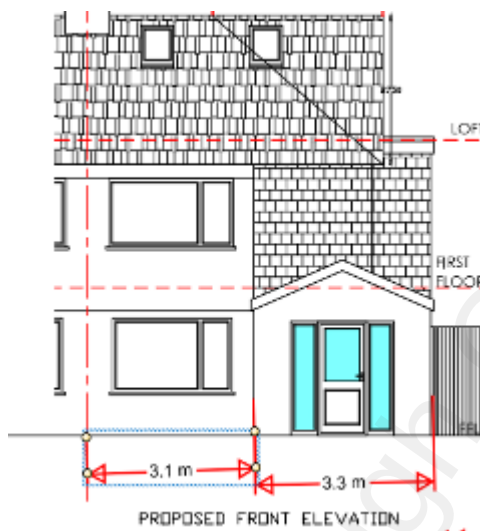


A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

The dormer introduces excessive massing and overwhelms the roof space.

However it is noted that the hip to gable alteration and rear dormer can be constructed under permitted development, as identified in planning application reference 20220159.

The proposed front porch is out of scale with the dwelling as it will span beyond the original flank elevation of the property, incorporating the side extension. The Council's guidance states that a porch should enhance the character of the host dwelling and street scene. The projection of the porch will break the existing building line and will introduce an awkward bulky addition which will harm the character of the dwelling and surrounding area and cannot be supported.



The proposal, by virtue of the cumulative forms of development is considered to be inappropriate in terms of design, size, bulk and scale, and would be harmful to the appearance of the existing dwelling and wider area particularly in relation to proposed two storey flat roof side extension. On this basis, the proposal fails to 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.

Amenity of Future Occupiers

Post development the bedrooms will all accord with the Council's technical standards and the garden will have a minimum depth of 23m and an area of 180sqm which complies with the minimum standards.

The proposal adequately safeguards the amenity of future occupiers.

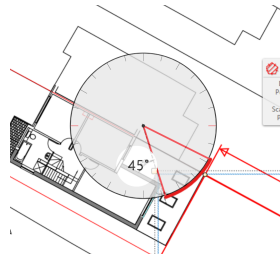
Neighbouring Amenity

The proposed extensions will not impact light and outlook to the property known as No 14 Cruden Road due to the distance between the properties and the path of the sun. However there are three window openings at ground floor level in the southern flank elevation of which one serves a w/c, should permission be forthcoming, then this window would be conditioned so that it is obscure glazed and top hung only.

The proposed window serving the kitchen diner is not considered to result in any harm as there is a fence to offer some screening and furthermore the application site is on lower ground in comparison to the neighbour at No.14. The window at first floor level will serve a bathroom which means should permission be forthcoming, then this window would be conditioned so that it is obscure glazed and top hung only.

There are currently windows in the flank elevation of No.14 and it is not clear what these windows serve and no objections have been received.

The proposed double storey side extension is not considered to impact the amenity of the adjoining property known as No.10 due to the positioning. The first floor rear extension is set away from the boundary and not considered to impact outlook.



The single storey rear extension whilst large is not excessive in terms of height, there is currently an extension at the adjoining property which may lose some light levels due to the path of the sun, however this would not be excessive nor result in significant material harm which would Warrant a refusal.

The proposal is considered to adequately safeguard the amenity of future occupiers.

Parking and Highways

The proposed porch and side extension results in the depth of the current driveway being reduced and therefore becoming substandard in depth. This combine with the fact the proposal would result in an increase to the number of bedrooms required on site, insufficient parking can be secured. As per the highways officer's comments, it is considered that the parking requirement cannot not be met due to the lack of depth on the front drive post development.

It is therefore considered that the proposal does not provide adequate parking provision, contrary to Policy CS19 of the Local Plan Core Strategy 2014 and SPG 4 - KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal, by virtue of the cumulative forms of development would result in unacceptable harm to the character and appearance of the original dwelling and streetscape and when combined with the scale and design of the development would result in the introduction of a prominent flat roof two storey side extension that would appear as an incongruous form of development that would diminish the open character and appearance of the site. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 that requires new development to take into account the existing character of the area and paragraph 130 of the National Planning Policy Framework (2021).

The proposed extensions would result in reduced driveway depth which is considered substandard in size to accommodate the increased requirement for parking that is necessary for the larger property proposed and is therefore contrary to CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27 th September 2022	Dated:	30 September 2022