



Delegated Report

Householder Planning Application

Planning Application No: 20240220

Location: 8 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Demolition of conservatory, garage and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions

Applicant: Mr And Mrs Gill

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing 04B (Existing/Proposed Block Plans)
- Drawing 02B (Proposed Plans/Elevations)
- Drawing 05B (Existing/Proposed Street View)
- Drawing 03 (Site Location Map)
- Drawing 01 (Existing Plans/Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20231035	Erection of an outbuilding to be used as a gym with shower/w.c. and store.	Permitted	27.11.2023
20230357	Demolition of conservatory and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.	Refused	14.06.2023
AP 2023/00046/REF	Demolition of conservatory and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.	Appeal Withdrawn	19.09.2023

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

No comments received.

Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 5th April 2024 and 1 objection was received.

The main points raised in the objection were:

- The conversion of a bungalow to a house should never be considered as number 8 is a linked detached property with 3 adjacent bungalows
- The bulk massing & disruption for home owners would be considerable,
- Planning consent for other properties has resulted in considerable construction time thus increasing disruption
- Number 10's planning approval was built prior to planning being submitted.
- Significant disruption from the build process
- Planning is about financial gain for the owners and not real need, which in turn is totally turning the area into a community that few potential buyers now want to purchase in unless they can massively extend the property for purely financial reasons.

Some of the comments raised above are not deemed material planning considerations and will not be taken into account as part of this process however should permission be forthcoming an informative relating to hours of construction will be included.

Analysis

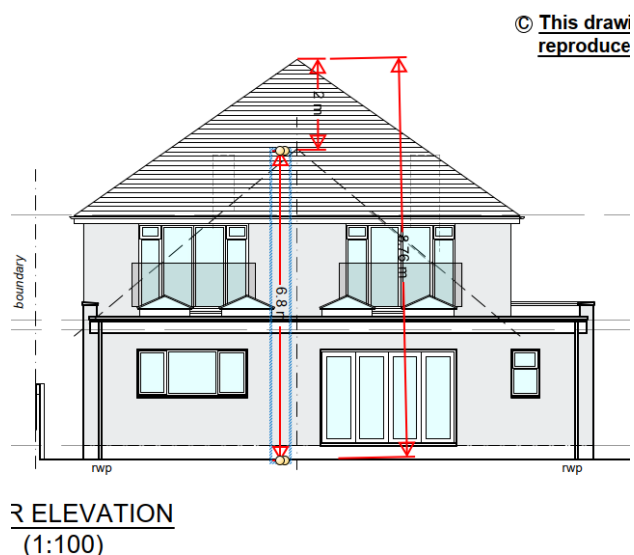
Proposal

The proposal seeks the demolition of a conservatory, garage and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.

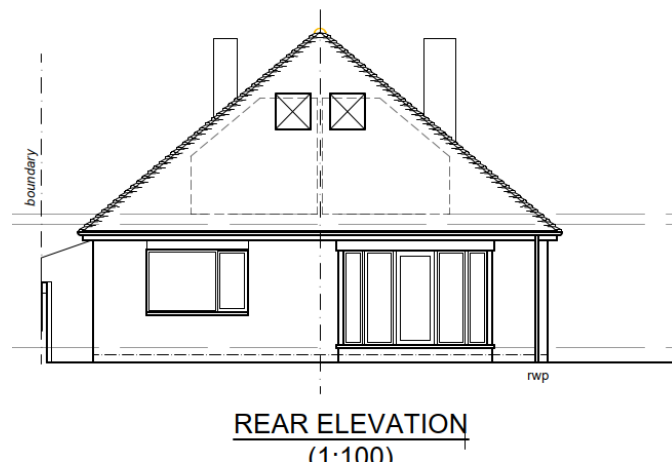
Existing

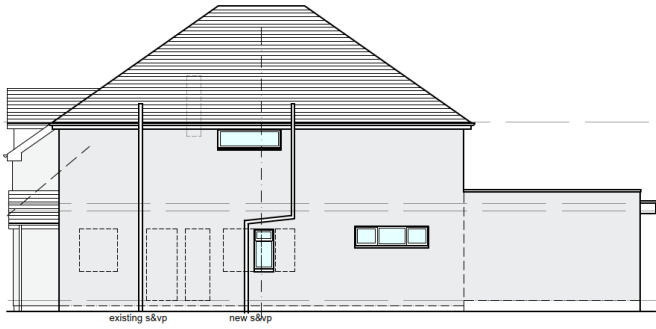


Proposed



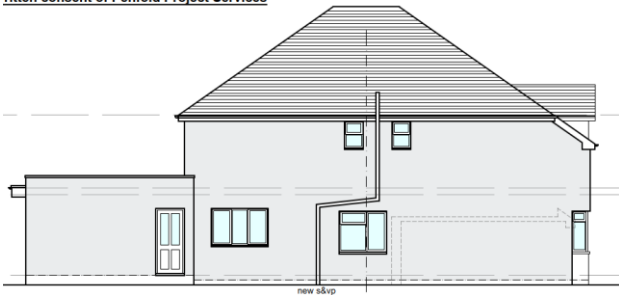
© This drawing
reproduce



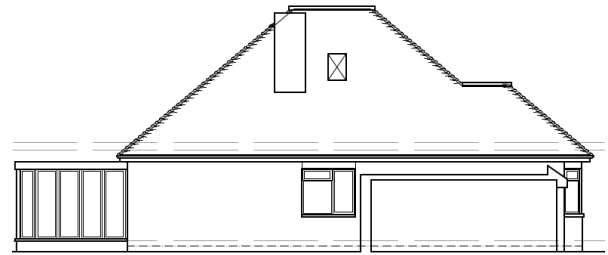


SIDE ELEVATION

by copyright and must not be copied or
ritten consent of Penfold Project Services

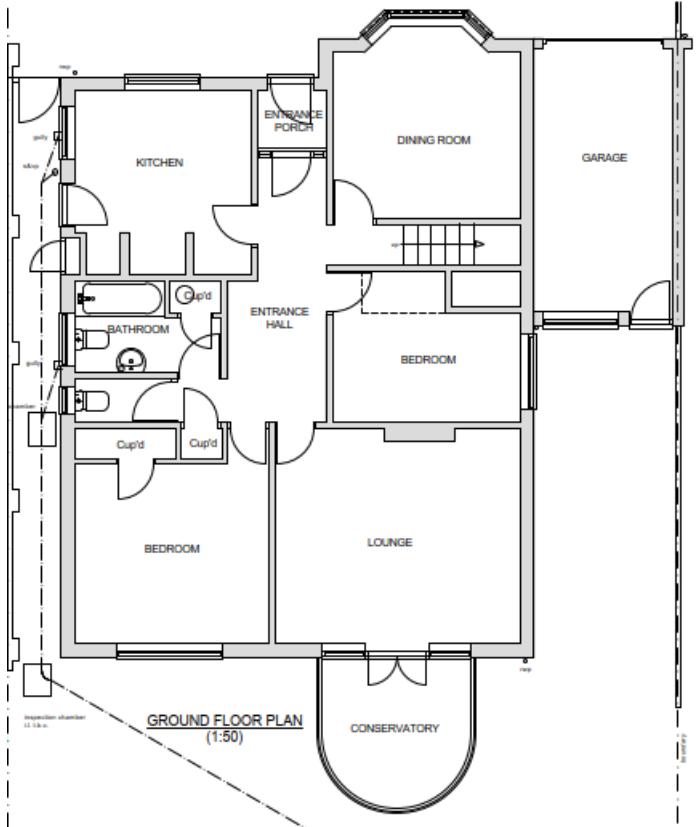
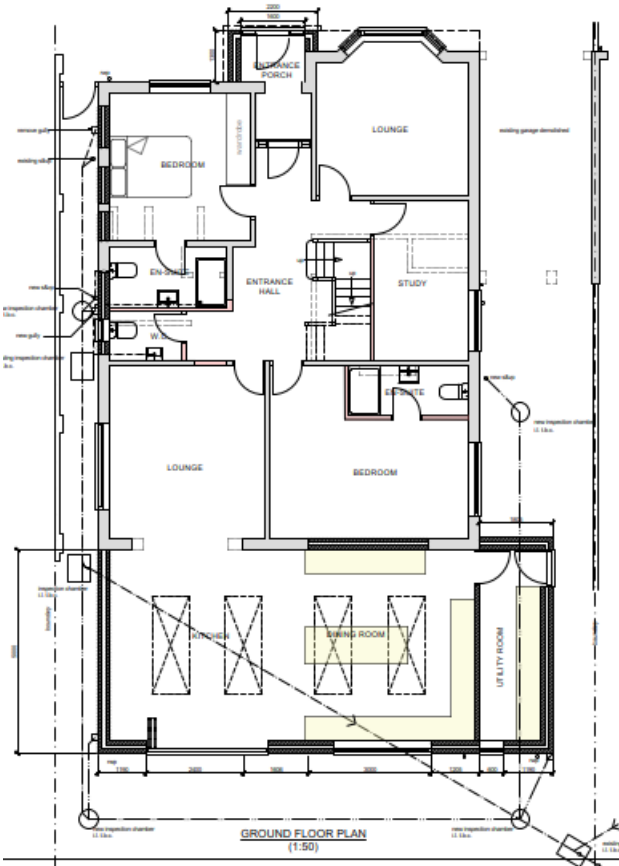


SIDE ELEVATION



SIDE ELEVATION
(1:100)

(1:100)





Background

The proposal is a resubmission of 20230357 which was refused on the below grounds:

1. *The proposed extensions will result in a over-development of the site and is of poor design that would be out of keeping with the neighbouring properties. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, SPD4 - Residential Layout Guidelines (2021) and paragraph 130 of the National Planning Policy Framework 2021.*
2. *The proposed extensions will result in poor levels of outlook and dominance from the close presence of the boundary fence of No 10 Brenchley Avenue. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*
3. *The proposed extension will result in an unacceptable loss of privacy to the existing property at No. 10 Brenchley Avenue due to introduction of a bedroom window in the flank elevation of the*

application property which would result in overlooking and loss of privacy to the neighbouring garden. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

A subsequent appeal was lodged (ref: 2023/00046/REF) and then withdrawn.

Below are the refused plans compared with the current proposed plans.

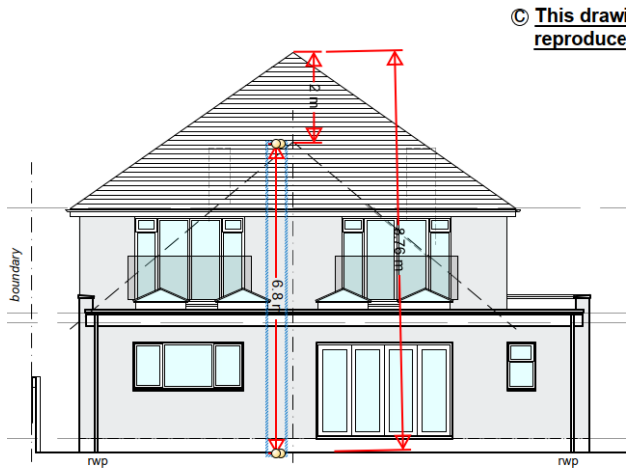
Current Proposal



Refused under 20230357



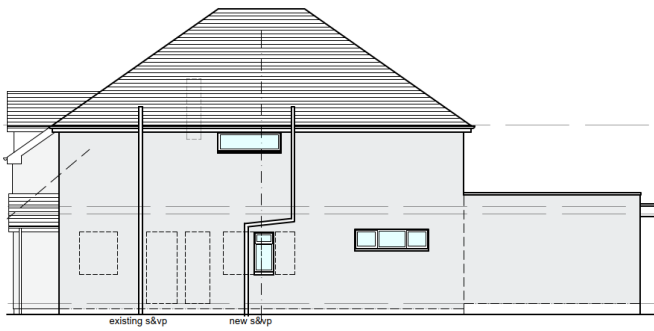
reproduce



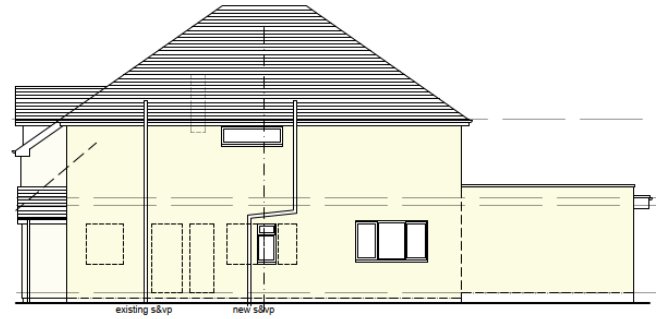
R ELEVATION
(1:100)



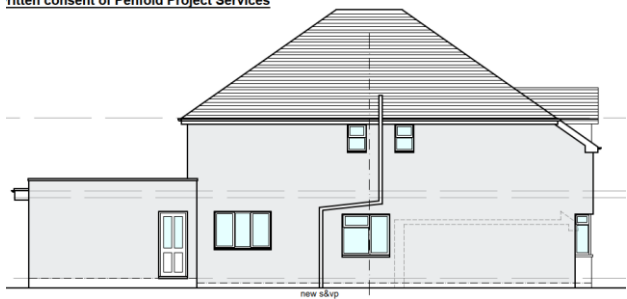
R ELEVATION

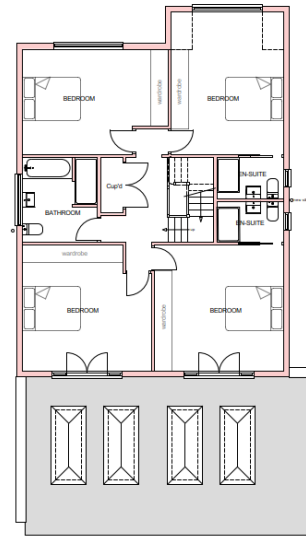
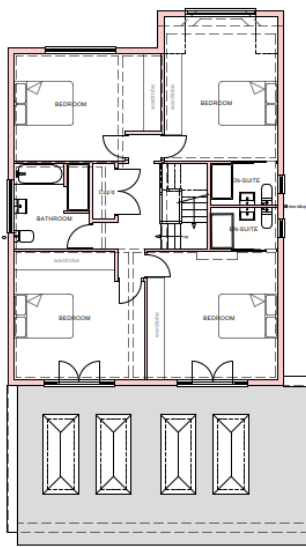
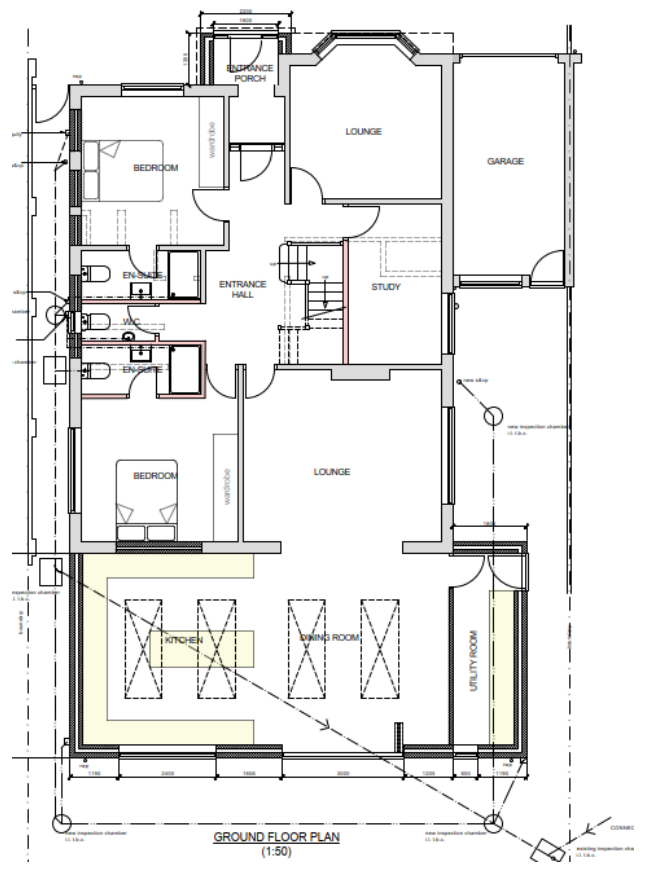
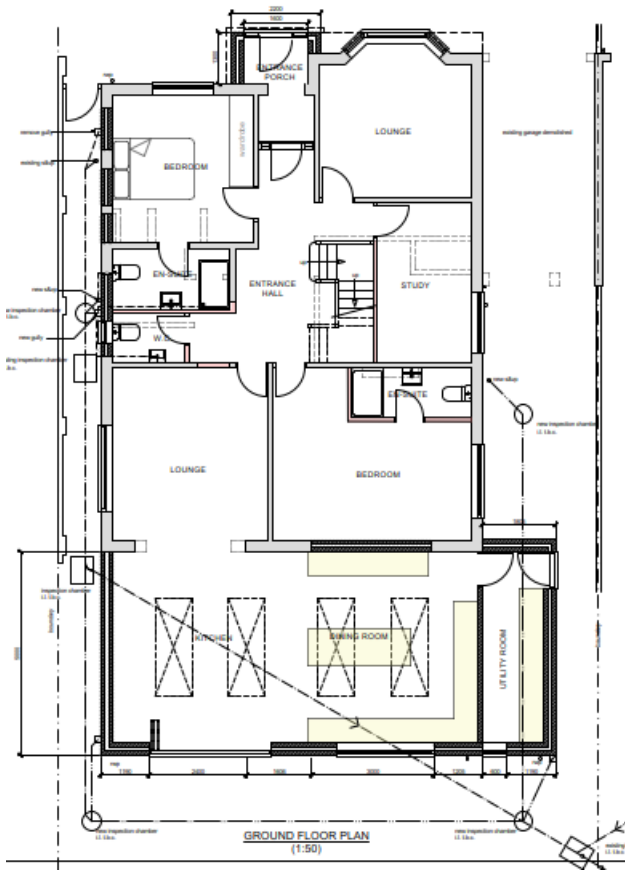


SIDE ELEVATION
by copyright and must not be copied or
ritten consent of Penfold Project Services



SIDE ELEVATION
(1:100)
written consent of Penfold Project Services

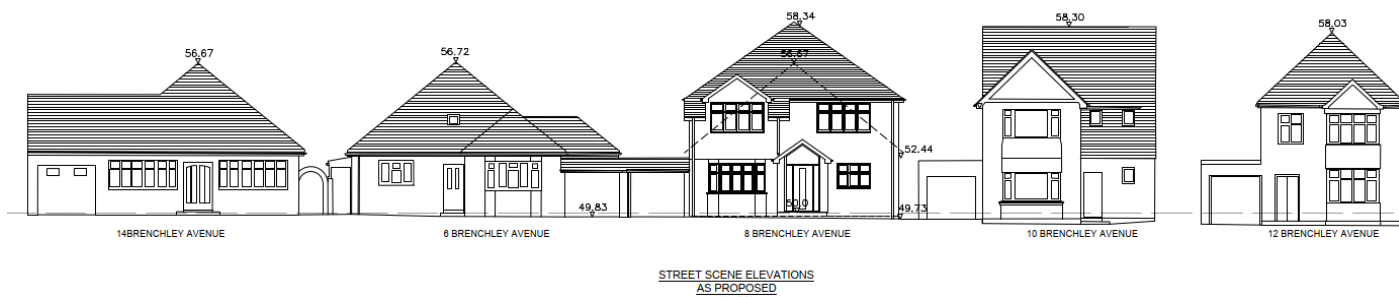




Street Scene as Proposed under current proposal (20240220)



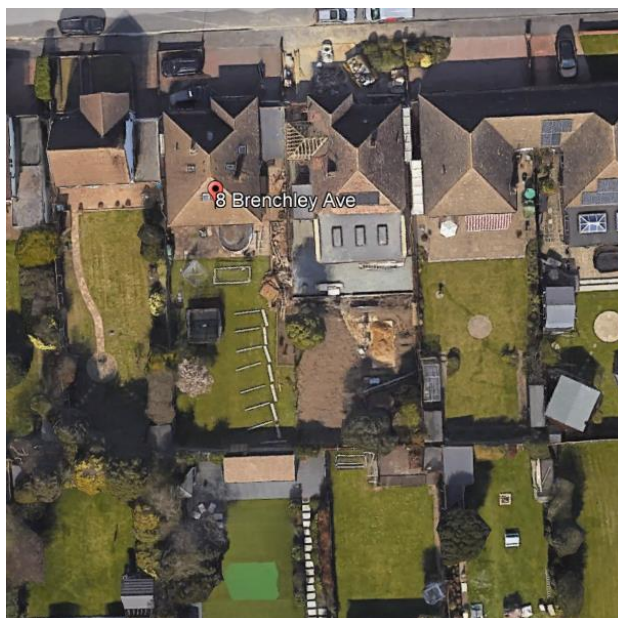
Street Scene under refused application



In order to ascertain whether the current proposal is acceptable it will be necessary to determine whether the above reasons for refusal have been adequately addressed.

Character and Appearance

The application property is a four-bedroom detached bungalow, there are two bedrooms at ground floor level including a bathroom and an additional w/c. There are a further two bedrooms in the roof space including a family bathroom. The property has a garage to the side which will now be demolished as part of this proposal, the existing conservatory which has likely been erected under permitted development will be demolished as part of the property to make way for the proposed single storey rear extension.



The application site is situated between a two storey house which has a barn hip roof profile including a front facing gable and a link detached bungalow which has a hipped roof profile. The street scene is varied with a mix of houses and bungalows of various types and designs, furthermore a first floor extension to a bungalow is not uncommon in Brencley Avenue, however it must be noted that any additions must be constructed in line with planning policies and must be sympathetic to the character of the original property.



The proposed single storey rear extension will still have a width which will exceed the width of the original property. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should not exceed the width of the original dwelling. The proposed extension will exceed the width of the original house and will be more visible from the main streetscene as the current side garage will be demolished.



However given the proximity of this extension from the main highway it is not considered to have such an impact to warrant a refusal of the entire scheme.

Under the previous refusal concerns were raised relating to the full width nature of the first floor extension resulting in a development which was out of scale and lacked subservice. The current proposal has not made any changes with regards to the height and scale of the development however the proposal will result in the demolition of the side garage which makes this a link detached bungalow.

As a result of the garage being removed the dwelling will no longer have the same relationship with the existing bungalows which is currently mirrors. The property will become an independent detached house which will be set away from the neighbouring bungalow.

Current Proposal

Previously Refused proposal



FRONT ELEVATION
(1:100)



FRONT ELEVATION
(1:100)

In terms of design and appearance the dwelling will not result in any substantial harm to the streetscene which is already varied in nature. As the proposal will be removing the garage it will also result in the dwelling having its own independent identity and so it will not appear out of character with its surroundings. The property will have a similar appearance to other properties in the vicinity and so the proposal is considered to be acceptable and compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there will be adequate garden space to serve the needs of the property. And the proposed bedrooms are all compliant with the council's technical standards in terms of their size.

The proposed bedroom at ground floor level under 20230357 has now been relocated to the eastern flank elevation with the window serving it to be positioned approx. 2.8m from the boundary.

The proposed secondary lounge will not have an ideal outlook as it will face the flank elevation of No. 10 Branchley Avenue which has now been extended by way of a two storey side extension which has brought the property closer to the applicants boundary however given that it is a secondary lounge it is not appropriate to refuse the scheme on this basis.

This has adequately addressed the previous reason for refusal and the proposal is deemed compliant with CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed development includes a window serving a bedroom in the eastern flank elevation which faces directly towards No.6 Branchley Avenue. No.6 does not have any windows in its flank elevation which would be impacted directly as a result of this window. The increase to the roof height of the property is not liable to impact light or outlook levels to No.6 Branchley Avenue due to the distance between the properties and the path of the sun.

No. 10 Branchley Avenue, this property has recently undertaken a two storey side extension which will result in a smaller distance between the application site and neighbouring property as such there are no concerns relating to loss of light or outlook to the neighbouring property.

It is therefore considered that the revised proposal has adequately addressed the previous reason for refusal with regards to neighbouring amenity.

Parking and Highways

The application site benefits from an existing dropped kerb and hardstanding for off road parking to the front of the property and so it is considered that there is adequate parking provision to serve the needs of the development despite the loss of a garage.

Conclusion & Recommendation

The proposal is recommended for permission.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1 st May 2024.	Dated:	8th May 2024