

Delegated Report

Householder Planning Application

Planning Application No: 20211197

Location: 109 Cirrus Crescent Gravesend Kent DA12 4QR

Description: Erection of single storey front, side and rear extensions.

Applicant: Mr And Mrs R Yearley

Site Visit Date: 23rd November 2021

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 20th October 2021;
Site Location Plan received 28th September 2021;
Existing Block Plan received 29th September 2021;
Proposed Block Plan received 21st October 2021;
Drawing No. 1 – Existing Floor Plans received 28th September 2021;
Drawing No. 2 – Proposed Plans and Elevations received 28th September 2021; and
Drawing No. 3 – Existing Elevations received 11th November 2021.

Relevant Planning History

None Relevant.

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

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

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

P3 – Vehicle Parking Standards
T1 – Impact of Development on 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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring Properties

The application has been advertised by site notice and individual neighbour letters to 8 properties with a consultation expiry date of 17th December 2021. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

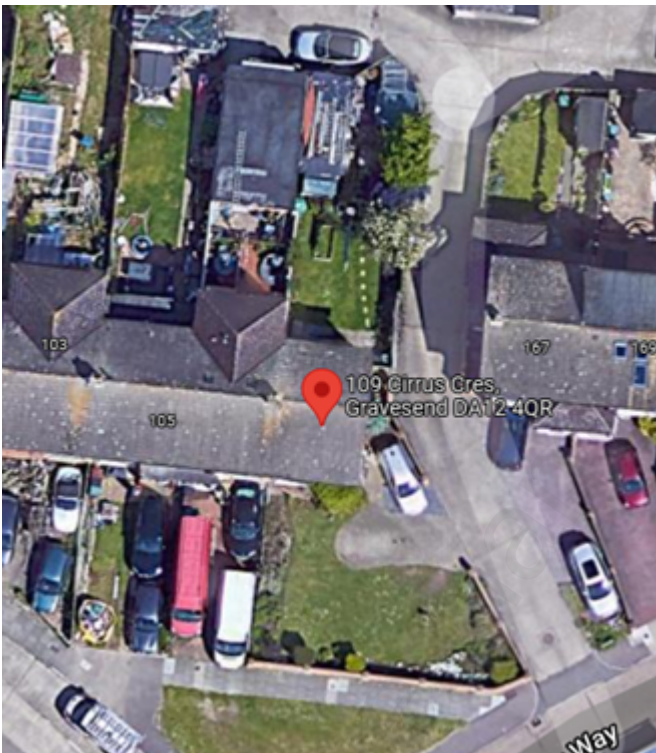
This application seeks permission for the construction of a single storey front, side and rear extensions. The side extension would project approx. 3.54m at the front from the principle side elevation, decreasing to 1.1m at the rear, have a total length of 12.15m, 2.59m in height to the eaves and 3.35m in total with a combination of hip and flat roof with flat rooflight. The front element would project approx. 1.77m from the principle front elevation and be 4.33m wide and 2.59m in height to the eaves with a hip roof to the front. The rear element would project 2.58m from the existing rear elevation, 6.68m in total width and 2.59m in height to the eaves with a hip roof.

The proposal would result in the creation of a porch, shower room and utility and extension to the existing kitchen and dining/play room.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design terrace houses within the immediate street scene. The application property is an end terrace that benefits from a wider plot and a generous laid to lawn front garden set behind a boundary wall. There is a large detached outbuilding to the rear and parking for 1 car. Parking for two cars can be accommodated to the front with a shared access adjacent to the property that accesses a garage en-bloc arrangement to the rear.



The single storey side extension would project to the front by 1.77 and would extend 3.54m to the side which would be more than half the width of the existing property.

Whilst there are many examples of front and side porches within the streetscene of varying designs, these are all modest in size and projection and there are no example of any wraparound front and side extensions similar to that which is proposed. Whilst the adjacent property, No. 167 to the east, has a side extension and porch, the side extension is set back considerably from the principle front elevation and the porch is a modest extension similar to others within the streetscene. Therefore the proposal would result in a new feature within the streetscene.

The current proposal, whilst having a pitch roof to the front and fake pitch to the side would also have a large expanse of flat roof to the side and the wraparound front, side and rear extension proposed extends 3.54m to the side of the existing property and up to the boundary of the side of the property's curtilage which would result in a dominant feature that is out of keeping with the host property and the character of

the surrounding area. In terms of the rear extension, on its own merits is a modest projection to the rear that would not extend past the rear extension of the adjoining property to the west.

Overall, it is considered that the front and side wraparound extension proposed would result in a bulky, incongruous and unbalancing form of development that would be detrimental to the appearance of the terrace block to which it sits and wider streetscene.

The proposal is considered to be an inappropriate addition in terms of design, location, size and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

In terms of impact on the adjacent properties, due to the proximity of habitable room windows, it is not considered that the proposal would result in a loss of outlook or overshadowing to the adjoining dwelling.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in any additional bedrooms and as such the parking need would not alter. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conclusion

The proposal by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the streetscene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving sustainable development and well-designed places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and add to the

overall quality of the area.

Recommendation:

Refusal

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd December 2021	Dated:	22 December 2021