



Delegated Report

Application No: 20190018
Location: 137 Barr Road, Gravesend, Kent, DA12 4DX.
Description: Erection of a two storey rear extension.
Applicant: Mr Olufote
Site Visit: 07/02/2019

Submitted Documents/Plans

The application comprises the following documents and plans:

Application Form - dated 21/12/2018 received on 08/01/2019;
Design and Access Statement - dated 21/12/2018 received on 08/01/2019;
Ordnance Survey Location Plan (scale - 1:1250) received on 08/01/2019;
Block Plan (scale - 1:500) received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Ground_Floor_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_First_Floor_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Roof_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Front_Elevation' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Rear_Elevation' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_East_Elevation' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Section_A' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Existing_Section_B' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_Ground_Floor_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_First_Floor_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_Roof_Plan' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_Front_Elevation' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_Rear_Elevation' dated 21/12/2019 received on 08/01/2019;
Un-numbered A3 Sized Plan marked 'Proposed_East_Elevation' dated 21/12/2019 received on 08/01/2019;

Un-numbered A3 Sized Plan marked 'Proposed_Section_A' dated 21/12/2019 received on 08/01/2019; and

Un-numbered A3 Sized Plan marked 'Proposed_Section_B' dated 21/12/2019 received on 08/01/2019.

Relevant Planning History

20190019	Erection of a two storey side extension.	Currently under consideration	-
20190017	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	Lawful Development Certificate Proposed Refused	04.03.2019
20190016	Prior Approval submission related to a single storey rear extension with a depth of 6 metres, maximum height of 3.3 metres and eaves height of 2.8 metres.	Prior Approval Required and Approved.	19.02.2019
20171355	Erection of a four bedroom detached dwelling.	Refused	25.04.2018
20130070	Application for renewal of planning permission reference number 20100302 for erection of two storey side extension to form a dining room and wc at ground floor level with enlarged bedroom and ensuite bathroom/wc at first floor level and erection of a porch at the rear.	Permitted	28.03.2013
20100302	Erection of two storey side extension to form a dining room and wc at ground floor level with enlarged bedroom and en-suite bathroom/wc at first floor level and erection of a porch at the rear.	Permitted	01.06.2010

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS18 - Climate Change
- CS19 - Design & Development Principles

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

- P3 - Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2018)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Regulatory Services

No comment received.

Highway Development Management Officer

No highway implications, no objections, there is adequate car parking on site.

Neighbouring properties

A site notice was displayed on 10th January 2019.

Ten surrounding properties were consulted and three representations were received. The comments have been separated into material and non-material planning considerations below;

Material:

- The development will overlook and impose on neighbouring properties resulting in a loss of privacy;
- Development site is on higher ground level and will impose on light and privacy of adjoining properties;
- Noise and disturbance to adjoining properties;
- There are multiple applications submitted and an appeal decision for a four bedroom detached property in the garden. If all are permitted this will be a massive overdevelopment of the site.

Non-material:

- Concern regarding access, especially during building works;
- Muddled application and incorrect plans - the plans submitted to support the application were not reflective of a two-storey rear extension;
- Motive - cannot understand what the applicant will gain from the development, they produce no additional bedrooms.

It is important to note that only material planning considerations are relevant to the decision and will be assessed in this report.

The consultation period expired 8th February 2019.

Analysis

Character and Appearance

137 Barr Road is an end of terrace property in use as a single family dwelling. There are three

separate blocks of terraces fronting onto a large green. The application site is located on the Eastern end of the Northern terrace, parallel to Barr Road, set back from the highway by some 36 metres.

The property has not previously been extended and has a large garden in excess of 450m².

The application proposes a two storey rear extension that is 3 metres deep, has a maximum height of 7.4 metres and a width of 4.05 metres. The extension is only part of the width of the existing property, set in from the Eastern flank wall by 1.52 metres and is set in from the boundary with 135 Barr Road, to the west, by 0.3 metres.

The extension will enlarge the rear bedroom and create space for an en-suite bathroom at first floor; a window is proposed to be installed in the rear north facing elevation to provide natural light to that bedroom. At ground floor level the applicant will benefit from a large kitchen/diner space and a window is proposed on the north facing elevation enabling natural light into that room. Additionally a door to this kitchen dining area is proposed on the east facing side elevation. This door is on the side of the house and will allow access to the garden.

The materials used in the development are proposed to match the existing property. The extension will not be visible from a public vantage point and is not considered to be excessive in size. Therefore the proposal is considered to be in accordance with Policy CS19, development and design principles, of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (2019) achieving well-designed places.

Amenity of Future Occupiers

The extension will enlarge an existing bedroom and create space for an en-suite bathroom, both of which are in accordance with Gravesham's Residential Layout Guidelines (RLG) (1996) and the National space standards (2015).

As number of bedrooms will not increase the size of the garden is considered acceptable in accordance with the RLG.

There are no issues of overshadowing or loss of privacy.

The application is considered to safeguard the amenity of current and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed development will be located at the rear of the property. The consultees raised concerns of overlooking from the development; however the window-window distance over the private gardens of properties on Rochester Road is approximately 50 metres. Gravesham's RLG states the window-window distance should be a minimum of 26 metres over private amenity space, therefore the proposal is in accordance with the RLG.

A BRE daylight and sunlight test was carried out to assess the impact of the rear extension on the amenity of the neighbours and the development does not detrimentally worsen current impact of overshadowing caused by the existing properties. This is due to the orientation of the existing property and the design and nature of the proposed development when assessed in terms of its impact on the ground and existing shadowing effect, which is caused by the way the sun rises in the east, moves through to the south at noon and then falls in the west.

There will be no encroachment caused by the proposed extension. The plans demonstrate that the development will be set in from the boundary with 135 Barr Road.

The relevant tests have been carried out to assess the potential impact of overlooking and overshadowing onto adjoining properties. The results demonstrate that the development will not be detrimental to the neighbour amenity. Therefore it is considered that the application is in accordance with Policy CS19 as it safeguards the amenity of adjoining properties.

Parking and Highways

There are no parking or highway implications with this application.

Any Other Material Planning Considerations

Overdevelopment and Multiple Applications - An objector raised concerns about multiple applications and an outstanding appeal decision resulting in overdevelopment of the site. The planning history of the site is a material planning consideration. However the previous applications are for different forms of development which have not commenced on site and therefore this has relatively limited weight as the council has no guarantee of which development may or may not be implemented, despite having planning permission.

Noise Post-Development - The use of the property will remain the same post development and the number of bedrooms will not increase; therefore it is considered that there will be no difference in noise post-development.

Conclusion

The application is considered to be in accordance with Policy CS19 (LPCS) and is acceptable in terms of design and size. The proposal is not visible from a public vantage point and will not adversely impact on the appearance of the surrounding area or wider street scene. Furthermore, it is considered to safeguard the amenity of current and future occupiers, as well as neighbouring properties.

The proposal has been fully considered and it is recommended that planning permission is granted.

Recommendation:

Permission

See draft Decision

Case Officer: EB	Team Leader: Chris Butler (Planning Manager – Development Management)
Signed: 	Signed: 
Dated: 6 th March 2019	Dated: 13 th March 2019.