



Delegated Report

Householder Planning Application

Planning Application No: 20220875

Location: 1 Gainsborough Drive Northfleet Gravesend Kent

Description: Erection of single storey rear extension, demolition of existing conservatory & garage conversion, front porch elevation alteration

Applicant: Mr Partha Panda

Site Visit Date: 13th September 2022

Submitted Documents/Plans

Application form dated 03/08/2022;

OS Plan;

Block Plan;

Block Plan – Proposed;

Drawing No: ICON-122-P1 (Garage and Ground Floor Plan – Existing and Proposed);

Drawing No: ICON-122-P4 (Garage/Play Room – Existing and Proposed);

Drawing No: : ICON-122-P2 (Elevations – Existing); and

Drawing No: ICON-122-P3 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19920746	Erection of single storey rear extension to form a conservatory.	Permitted	01.02.1993
19880837	Erection of a two storey side extension to form lounge with a bedroom over.	Permitted	14.04.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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); and

Consultations, Publicity and Representations

Consultees

GBC Highways

The current situation would appear to be the property benefits from a garage and a parking space between the garage and the access, (some 6 metres deep)

The proposal involves the conversion of the garage to another use and so given the width of the garden a reduction in parking to one space. In the interests of nil detriment, I consider this to be unacceptable and would suggest the garage or at least its parking space should be retained.

Any on street parking in front of the property would be close to the informal crossing facility on Gainsborough Drive and the Landseer Avenue junction, which would be detrimental to highway safety.

Neighbouring properties

7 surrounding properties were consulted and one representation was received:

Concerns were raised with regards to hours of construction and noise disruption. If the Local Authority were minded to permit the application, the 'Hours of Construction' to be adhered to are detailed on the Decision Notice issued.

Officer's Analysis

Design, Character and Appearance

1 Gainsborough Drive is a two-storey semi-detached dwellinghouse located on the western side of the highway. The property is paved to the front garden with a garage and parking space to the rear. There is currently a conservatory to the rear of the property which looks to be demolished.



The application proposes the erection of a single storey rear extension, conversion of garage to play-room and alterations to front porch.

The single storey rear extension will have a pitched roof at the height of 3.88m and an eaves height of 2.45m. It will extend beyond the rear wall by 4m and have a width of 9.27m. The walls of the extension will be constructed up to the shared boundaries.

Gravesham's Householder Extensions/Alterations Design Guide (2021) state that single storey extensions should not rise above the sill of any first-floor extension. However, as the extension is located to the rear of the property and is not viable from a public vantage point, it would be unreasonable to refuse the application on these grounds.

The extension will create space for an extended kitchen and dining room. There will be two sky light windows in the roof, a rear window and doors out on to the garden. It will be constructed using matching materials to the main dwelling and with a brick finish to match existing.

The proposed extension proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The application also proposes alterations to the existing porch. The application seeks permission to replace the existing flat canopy with a pitch roof. The width of the porch will remain at 2.2m and the projection at 1.5m. The height will increase from 2.4m to 3m. The proposed alterations to the porch will not harm the street scene as the proposal is not excessive for the size of the existing property.

The materials proposed are in keeping with the existing dwelling, as referenced on drawing no: ICON-122-P3 (Elevations – Proposed) and raise no concerns regarding appearance.

Therefore, the proposed alterations to the porch accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para.130 of the National Planning Policy Framework (2021).

The application also proposes the conversion of the garage at the base of the garden. The proposal will have a pitched roof and be used as a play room. The dimensions of the outbuilding are listed below:

- Depth – 6m
- Width – 3.25m
- Height (max) – 3.5m
- Height (eaves) – 2.45m

The outbuilding will be constructed with a pitched roof and will have a brick / block masonry finish of similar appearance to the main house as referenced on drawing no: ICON-122-P4 (Garage/Play Room – Existing and Proposed). There will be a window and door to the front elevation and one roof light. All proposed windows and doors will be Upvc.

The outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development of rear extension and proposed outbuilding, will have a depth of 25.49m and an approximate area of 124.55m² which complies with Gravesham's Residential Layout Guidelines (RLG) (2020). Furthermore, all rooms provided accord with those set out in the RLG.

The modest scale of the proposal for alterations to the front porch will not result in a loss of amenity space to the dwelling, therefore, no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure

In terms of loss of light, the proposed rear extension is not excessive in size with a maximum roof height of roof at a height of 3.88m. This is not considered to result in any significant overshadowing for the neighbouring properties. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

The proposed outbuilding will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

The porch is located to the front of the property away from any neighbouring dwelling and therefore will have no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Therefore, the proposed works are considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Parking and Highways

Whilst the Highways Officer has advised that the loss of the garage and parking space to the rear of the property is unacceptable, the property now benefits hard standing off-road parking sufficient for 2 cars.

However, it is noted that there is no dropped kerb in situ at present and the applicant is advised to contact KCC Highways to apply for this.



The hard standing area has a width of 11.7m width and a depth of 6.75m. Therefore, the driveway has acceptable dimensions for the parking of two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3rd October 2022	Dated:	3rd October 2022

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Gravesham Borough Council