

Delegated Report

Householder Planning Application

Planning Application No: 20240883

Location: 83 Windsor Road Gravesend Kent DA12 5BW

Description: Demolition of existing garage and erection of a single storey front extension and double storey side extension with 4 roof lights.

Applicant: DHANOYA Ronnie

Site Visit Date: Previous application and pre-application enquiries

Submitted Documents/Plans

Application form;
Drawing no. 01 Rev. 01 – WIP: Site Plan;
Drawing no. 02 – Plans – Proposed;
Drawing no. 03: Plans – Existing;
Drawing no. 04 – Plans – Elevations; and
Drawing no. 08: Sightlines.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231306	Erection of first floor side extension, increase in height of roof incorporating front and rear dormers, infill extension between garage and dwelling and conversion of the garage into a lounge including dormer extension in rear roof slope to provide bedroom above, erection of a single storey front extension to provide double garage and erection of a front porch.	Refused	12.02.2024
20010131	Conversion of existing attached garage into a study, wc, utility room and store and erection of a detached double garage at the side.	Permitted	02.04.2001

Following the determination of application ref. 20231306 the applicant submitted two pre-application enquiries. For the latest pre-application enquiry the advice given was that the proposal was acceptable. The scheme in this application is the scheme that was submitted in that pre-application enquiry.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

No response from:
Ward Councillors

Neighbouring properties

6 surrounding properties were consulted – overall expiry date was 25.10.2024 – one response received (objection) the comments of which can be summarised as follows:

- Sightlines and where they should be taken from – proposal would impact the view from their living room and study;
- Dormer windows would overlook straight into their garden;
- Would be a larger structure which would impact and restrict all aspects of their rear view; and
- May reduce the natural light available to adjacent properties and overlook neighbouring grounds leading to privacy issues and diminished quality of life

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*Officer note – There is no right to a view in planning terms

Officer's Analysis

The application site consists of a two storey dwelling situated in Windsor Road as seen below:



The site is located in an Area of Archaeological Potential.

Planning permission for the erection of a first floor side extension, increase in height of roof incorporating front and rear dormers, infill extension between garage and dwelling and conversion of the garage into a lounge including dormer extension in rear roof slope to provide bedroom above, erection of a single storey front extension to provide double garage and erection of a front porch which was refused on 12.02.2024

under application ref. 20231306 on the following two grounds:

1. The proposed front dormer, the dormer in the main rear roof slope, the dormer in the rear roof slope of the existing garage and the proposed front extension would by virtue of their scale, bulk, massing and design be overly dominant and incongruous additions, consisting of overdevelopment which would be harmful to the character and appearance of the host dwelling and in the case of the front dormer and front extension would be harmful to the streetscene. As such the proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).

2. The proposal by virtue of the dormer in the main rear roof slope and the dormer in the rear roof slope of the existing would lead to overlooking of neighbouring properties which would be harmful to their amenity and privacy. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

It therefore needs to be seen whether this current proposal addresses these two grounds of refusal.

Design, Character and Appearance

This matter related to ground of refusal no. 1 of application ref. 20231306.

The application site consists of a two storey detached dwelling at the southern end of Windsor Road on the part which connects to Singlewell Road. It is residential in area where the dwellings vary in design, scale and roof form. A number of properties have been altered and extended in the area and there is therefore variety to the existing built form in the streetscene and the local area to which the property belongs.

The following images show the development as existing, as refused under application ref. 20231306 and as proposed:

Existing:



Refused:



Proposed:



The current proposal involves the demolition of the existing double garage and the provision of a part two storey, part single storey side extension. The two-storey element would have a hipped pitched roof that would have a lower ridge height than the original dwelling. It would also be set back from the front elevation of the host property. A single storey front extension would also be provided which would incorporate a porch and the front section of the integral garage. These elements would have a hipped pitched roof and would be linked by an extension incorporating a mono pitched roof. This extension would accommodate an extended lounge, office with WC and integral garage at ground floor level and an additional bedroom at first floor level. The submitted drawings also show that the existing catslide roof on the eastern side of the property would be replaced by a first floor extension. This would accommodate a bedroom. The key change to note is the removal of the front and rear dormers.

Windsor Road is a road which has a mixture of styles and sizes of properties with a number that have been extended in size. The proposed part two, part single storey extension to the western end of the dwelling would be set down from the ridgeline of the main dwelling and set back from the main front wall. It's hipped roof design would match that of the main dwelling and the hipped and mono pitched roof on the single storey element would also match. The extension would have fenestration that would match that in the host dwelling and it would be built in matching materials. The part two, part single storey extension would therefore be a subservient addition that would meet the requirements of the Council's Householder Extensions/Alterations Design Guide.

The change of the existing cat slide roof on the eastern end with a proposed first floor side extension would have a slightly greater height than the existing ridgeline of the host dwelling. However, the extension would have a hipped roof design which would match that of the main dwelling. It is also noted that the neighbouring property at no. 81 Windsor Road has a higher ridge height, as such it is considered that the modest increase in the roof height would not have an adverse impact on the appearance of the existing dwelling or visual amenity of the immediate locality; the fenestration and external facing materials would match that on the host dwelling.

Although the combined size of the proposed extensions would be substantial, they would sit comfortably within the site and would not have a significant impact on the size of the existing garden area. It is considered that they would not result in an overdevelopment of the site.

This proposal provides a significantly reduced scheme to that refused under application ref. 20231306 and is considered to be acceptable in respect of design and scale. It is considered that in respect of design, character and appearance the proposal is therefore compliant with Policy CS19 (LPCS) and ground of refusal no. 1 of application ref. 20231306 has been addressed.

Amenity of Existing & Future Occupiers

Existing garden

- Area - 204.5 sq. m
- Depth – 7.9m – 10.5m

Proposed garden

- Area - 200.9 sq. m
- Depth – 6.6m - 10.5m

SPG2 sets out that a dwelling with four bedrooms should have a garden area of 100 sq. m and a rear garden depth of 10m. In this case the proposed garden would meet these requirements.

The Technical Housing Standards set out that bedrooms should be 7.5m for a single bedroom and 11.5 sq. m for a double. Within the proposal there would be two completely new bedrooms and an existing bedroom to be retained which would be modified due to creating a corridor to one of the new bedrooms. Only one of the bedrooms would remain as existing. Beds have not been shown in the bedroom to denote if they are single or doubles.

Out of the new and altered bedrooms the sizes are:

- Bedroom proposed in eastern extension - 16.4 sq. m
- Bedroom proposed in western extension – 20.2 sq. m
- Altered existing bedroom – 12.6 sq. m

All new bedrooms and all existing bedrooms that would be altered would therefore exceed the minimum standards set out in the Technical Housing Standards for double bedrooms.

In summary, in respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

This matter related to ground of refusal no. 2 of application ref. 20231306.

The issue regarding neighbouring amenity in the previous application was that the two proposed dormer extensions would have caused overlooking to neighbouring properties. The two dormers are no longer proposed and as such that issue has been addressed.

The proposal is different to what was refused under application ref. 20231306. It has been altered as the two rear dormers are no longer proposed and there is a part two storey, part single storey extension proposed now in place of the existing garage. The proposed first floor extension on the eastern side has also slightly changed in design.

The proposed part two storey, part single storey side extension on the western end would be 6.6m in height which would be some 1.2m less than the ridgeline of the host dwelling. It would be built in line with the rear wall of the host dwelling and would have a hipped roof. Due to this scale and the distance to the nearest neighbouring property to the west no.286 Singlewell Road (18.6m to the nearest opening in the rear elevation) it is considered there would be no overshadowing or loss of light caused to existing and future occupiers of no. 286. In the west flank elevation there is a garage door proposed at ground floor, no openings proposed at first floor and there are two rooflights proposed. There would therefore be no issues with overlooking to no. 286 as the ground floor opening is a door to a non-habitable room, no openings at first floor and due to the height and outlook of rooflights there would be no overlooking caused. The nearest window in the rear elevation at first floor level would be obscure glazed and serve a bathroom. Due to the orientation of the window to no. 286 it is considered it would not cause overlooking to that property.

Due to the scale of the proposed part two storey, part single storey side extension, its distance from The Cedars which is to the rear (south) and its design, it would not impact on that property. The distance from the nearest point of the proposed extension on the western end to The Cedars would be some 9.6m. Given this distance and the height of the extension there would be no overshadowing or loss of light. In the rear at ground floor there would be a window to a wc. and doors to an office, at first floor level there would be a window serving an en-suite which is annotated to be obscure glazed and in the roof there would be a rooflight serving a bedroom. The ground floor openings are non-habitable and would be concealed by boundary treatments in any case, the first floor wc. window would be non-habitable and could be conditioned to be fixed shut and non-opening and due to the outlook from the of the rooflight it would not cause any overlooking to The Cedars or its private garden area.

In respect of the proposed first floor extension on the eastern side due to the height of the neighbour to the east no. 81 Windsor Road with its gable end with no windows in its west flank elevation there would be no impact on that property with regards overshadowing, loss of light or loss of outlook nor any overlooking. Due to its distance from The Cedars (some 12.5m) and hipped roof design there would be no impact on this property with regards overshadowing or loss of light. The windows at first floor level would afford no greater overlooking than the existing first floor level windows in the rear.

In summary, it is considered that in respect of neighbouring amenity the proposal would be compliant with Policy CS19 (LPCS) and ground of refusal no. 2 of application ref. 20231306 has been resolved.

Parking and Highways

Within the proposal the existing detached garage would be demolished and within the extension on the western side there would be a single garage. This would measure 5.5m in length and 4.1m in width. SPG4 (2006) states that the minimum size for a single car is 5.5m in length and 3.6m in width, therefore the proposed garage would meet these requirements. The front garden of the property is all hard paved and there is space for a number of vehicles. The property would therefore have more than enough parking spaces to meet the maximum parking standards in SPG4 (2006) for a four bedroom dwelling which is 3 spaces per dwelling. The property would therefore have sufficient parking provision.

In summary in respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

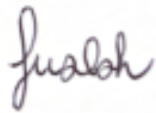
Conclusion

The proposal would now be acceptable in respect of design, character and appearance and occupier amenity and in that respect the grounds of refusal of application ref. 20231306 have been resolved. The proposal remains acceptable in respect of occupier amenity and parking and highway safety.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	21st November 2024	Dated:	22 November 2024