

Delegated Report

Householder Planning Application

Planning Application No: 20240419

Location: 180 Colyer Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension, front porch and erection of a dormer extension in the rear roof slope with and a velux rooflight window in the front roof slope and conversion of the roof space into habitable rooms.

Applicant: Mr. Satnam Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 10/05/2024;
Drawing Number 01 (Floor Plan, Roof Plan as Existing with Site Location Plan);
Drawing Number 02 (Elevations as Existing);
Drawing Number 03 (Block Plans as Existing and Proposed);
Drawing Number 04 Rev A (REVISED – Roof and Floor Plans as Proposed); and
Drawing Number 05 Rev A (REVISED – Elevations as Proposed).

~~Drawing Number 04 (SUPERSEDED – Roof and Floor Plans as Proposed); and~~
~~Drawing Number 05 (SUPERSEDED – Elevations as Proposed)~~

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 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

- 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).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

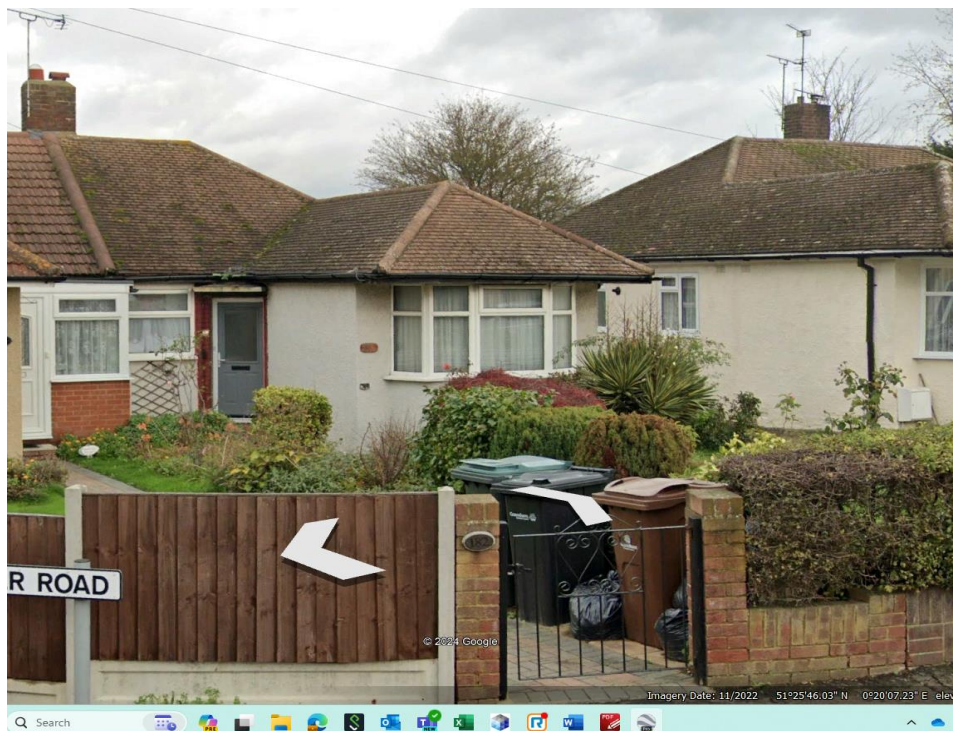
Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period ended on 4th June 2024.

Officer's Analysis

Design, Character and Appearance

180 Colyer Road is a semi-detached bungalow located on the Northern side of the highway. The property is soft landscaped to the frontage with side vehicular access leading to a garage to the rear.



The application proposes the erection of a single storey rear extension, front porch and dormer extension in the rear roof slope with and a velux rooflight window in the front roof slope and conversion of the roof space into habitable rooms.

The proposed single storey rear extension will have a flat roof at a height of 2.8m. It will extend beyond the rear elevation by 4.22m and have a width of 6m.

The proposal will create space for an open plan kitchen / dining area and utility room. There will be patio doors and a window to the rear elevation. It will be finished with render and UPVC windows and doors to match the existing dwelling. The application also proposes an additional window to the existing flank elevation to serve the utility room.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed front porch will have a width of 2m and a projection of 1.23m. It will be constructed with a flat roof which measures a maximum height of 2.55m. The application proposes a widow and replacement door to the front elevation which will match the existing. It will be constructed with a rendered finish to also match the original dwelling.

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The application also proposes the conversion of roof space by way of a hip to gable roof alteration with the erection of a rear dormer window and roof light to front roof slope to form habitable rooms.

The dormer extension has been designed with a flat roof and will be inset from the side boundaries by 0.65m and 0.4m. The proposed dormer will have a height of 2.22m, depth of 3.2m and width of 5.15m. The dormers will create space for an additional bedroom, shower room and a study with two windows to the rear and two windows to the front serving the proposed bedroom and shower room. Any window serving a shower room should be obscure glazed and would be conditioned to be constructed to Pilkington Level 3 or above. The dormer will be constructed with tiles to the walls.

The dormer is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, the proposed application will be constructed using appropriate materials and will have no impact on the street scene and 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

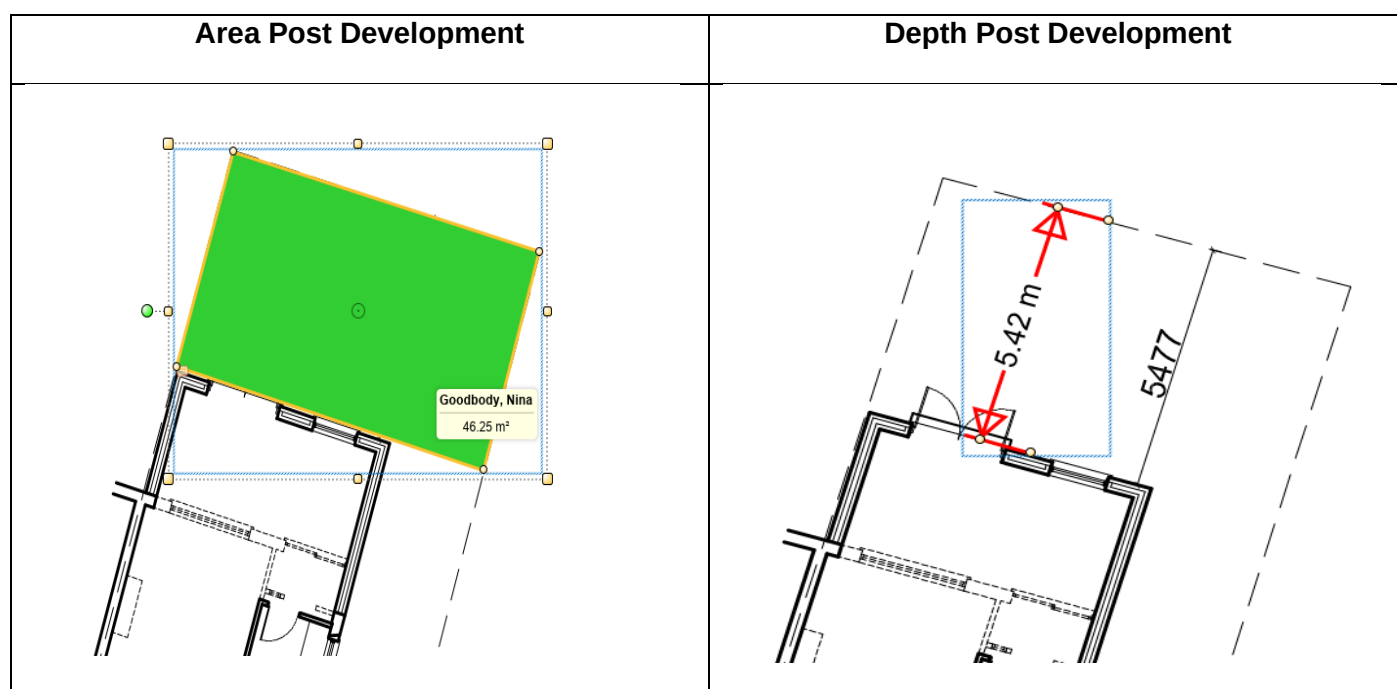
Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with 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. The impact on neighbours will be assessed in the next section of the report.

Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

There is an existing garage to the rear of the property which is not shown on the block plans provided with the application. Post development, if the existing garage were to be demolished, the garden would have a maximum approx. area of 46.25 m² and a depth of 5.42m, which are both substantially below the recommendations, as shown below:



Whilst the front garden of the application site is of a generous size, this area is exposed to the road and cannot be considered as useable private amenity space.

The submitted design and access statement references previously permitted application 20190651 for 'Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms' for neighbouring property known as 168 Colyer Road.

However, post development the dwelling would have three bedrooms, which would require a lesser minimum of 60 m². Furthermore, the large, detached garage to the rear of the garden had not been constructed at the time of permission and as such there was sufficient amenity area for the three bedroom property. Moreover, the detached garage was constructed without the benefit of planning permission and subsequent application 20191072 for the retention of the garage was submitted. This was refused on the below grounds:

The development, by virtue of its depth, height and scale, taking into account the previously permitted planning application No 20190651 which is currently being implemented would result in a dwelling with an inadequately sized rear garden and result in an overdeveloped site. Therefore, it is considered that the garage would have a detrimental effect on the function and character of the host dwelling and the wider area, and is therefore contrary to Policy CS19 (Development and Design Principals) of the LPCS, as well as the Section 12 of the NPPF (achieving well-designed places).

A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

In conclusion, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

The application proposes a window to the flank elevation to serve the newly formed utility room. This is considered a non-habitable room and as such has no detrimental impact on neighbouring properties.

The proposed dormer would add a first floor window to the existing bungalow which may result in some overlooking to neighbouring properties. However, due to the distance from neighbouring properties and existing neighbouring outbuildings, this is not considered to be detrimental to neighbouring privacy.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Any Other Material Planning Considerations

Parking and Highways

There is existing off road parking provision at the property to accommodate with the increase in bedroom sizes.

Therefore, the application does not have a detrimental impact in terms of parking and highways

Conclusion

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Recommendation

Refusal

(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:	2nd July 2024	Dated:	2nd July 2024