

Delegated Report

Application No: 20220013

Location: 1 Broadwood, Gravesend DA11 7RX

Description: Erection of two storey and part single storey side extension, single storey rear extension with internal alterations.

Applicant: Mr M Atwal

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 10 January 2022.

Drawing no. 001 rev A (site layout) received 11 January 2022.

Drawing no. 004 rev A (proposed elevations) received 10 January 2022.

Drawing no. 003 rev A (proposed plans) received 10 January 2022.

Drawing no. 002 rev A (existing plans) received 10 January 2022.

Relevant Planning History

20000782	Erection of extension to existing detached garage to form quadruple garage with accommodation for cycles and jet-ski.	PER	29.12.2000
19940205	Erection of a conservatory at the rear.	PER	08.06.1994
19940141	AMENDED DESCRIPTION Erection of a two storey side extension to form a utility room with en suite wc/shower room over.	PER	03.05.1994

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Highway Development Management Officer

This proposal has adequate existing car parking and potentially cycle parking. However, as the outbuilding is not detailed within the application there is no area set aside for secure cycle parking.

The existing property has 4 bedrooms whilst the extended one will have 6, therefore to comply with SPG4 2 secure and ideally covered cycle parking spaces should be provided.

Neighbouring properties

The application was advertised by individual letters to 11 neighbouring properties. Two letters of support have been received.

Analysis

Proposal

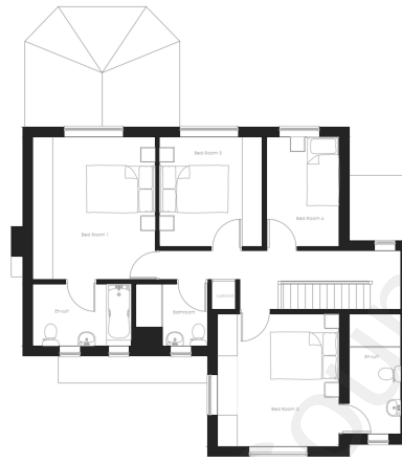
This application seeks planning permission for the erection of two storey and part single storey side extension, single storey rear extension with internal alterations. The two storey side extension will project approx. 4.6m to the side and 4.2m to the rear. The single storey rear extension will project approx. 4.2m to the rear in filling the space between the two storey side and the rear of the house. There will be a second floor infill extension to the opposite side. Internally the proposals will create two additional bedrooms, larger kitchen/diner and new living room.

Existing:

Existing Floor Plans
1:100



Ground Floor Plan



First Floor Plan



South Elevation

Proposed:

Proposed Floor Plans
1:100



Ground Floor Plan



First Floor Plan



Character and Appearance

The application site is a two storey detached dwelling built in a mock Tudor style. The garden is open planned and laid to lawn. There are gates to the side leading to parking to the rear in a detached garage. The character of the street scene is mixed in terms of the design of properties however they are all detached with off road parking.

The proposed two storey extension is large at approx. 4.6m however, the roof is designed to step down from the main roof (by approx. 0.3m) and the front elevation is stepped back (by approx. 0.6m). On balance, this is considered sufficient to ensure that the extension appears subservient to the original dwelling. The rear extension will be single storey and will infill the area between the two storey extension and the rear. It will be finished with a flat roof however will not be visible from the street. Likewise the first floor side/rear extension to the opposite side of the property than the two storey extension is located to the rear and infills an area to the rear/side that also will not be readily visible from the street.

The proposed extensions will be finished in the same style as the existing property with brick, render and timber.

The proposed extensions are considered in keeping with the original dwelling and the other properties in the neighbourhood and therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The remaining garden space is sufficient for the size of the property and therefore no concerns are raised.

Neighbouring Amenity

The proposed extension will be located to the western side where there is no neighbouring property and will overlook the rear garden. The single storey extension will be screened by boundary treatment and therefore raises no concerns regarding neighbouring amenity. The first floor infill will contain no side (eastern) windows and therefore raises no concerns regarding loss of amenity.

The proposed extensions will not result in any loss of amenity for future occupiers or loss of outlook, daylight, sunlight or privacy for any neighbouring property and therefore accords with the objectives of policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The property has ample off road parking for the size of the dwelling. There is a triple garage on

site and therefore likely to be sufficient space for cycle storage. No objections are raised on highways grounds.

Conclusion

The proposed extensions will not result in any detrimental impact on the character and appearance of the street scene, neighbouring amenity, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 7 March 2022.	Dated: 7 th March