

Delegated Report

Householder Planning Application

Planning Application No: 20230315

Location: 16 St Chads Drive Gravesend Kent DA12 4EL

Description: Erection of a two-storey rear extension with a single storey side extension

Applicant: Mr Sutharsan Anandanayagam

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/03/2023;
OS Plan Received 03/04/2023;
Drawing Number SCGR-101 (Block Plan – Proposed);
Drawing Number SCGR-102 (Ground Floor Plan – Existing);
Drawing Number SCGR-103 (First Floor Plan - Existing);
Drawing Number SCGR-104 (Roof Plan – Existing);
Drawing Number SCGR-105 (Front Elevation – Existing);
Drawing Number SCGR-106 (Rear Elevation – Existing);
Drawing Number SCGR-107 (Side Elevation – Existing);
Drawing Number SCGR-108 (Ground Floor Plan – Proposed);
Drawing Number SCGR-109 (First Floor Plan – Proposed);
Drawing Number SCGR-110 (Roof Plan – Proposed);
Drawing Number SCGR-111 (Front Elevation - Proposed);
Drawing Number SCGR-112 (Rear Elevation – Proposed); and
Drawing Number SCGR-113 (Side Elevation – Proposed).

Relevant Planning History

No relevant history

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)

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The proposal converts an existing three-bedroom property in to one with four. However, there is provision for two cars to park and so complies with guidance. To comply with the KCC SPG4 a secure cycle parking space should be provided to meet the requirement of one cycle space per bedroom.

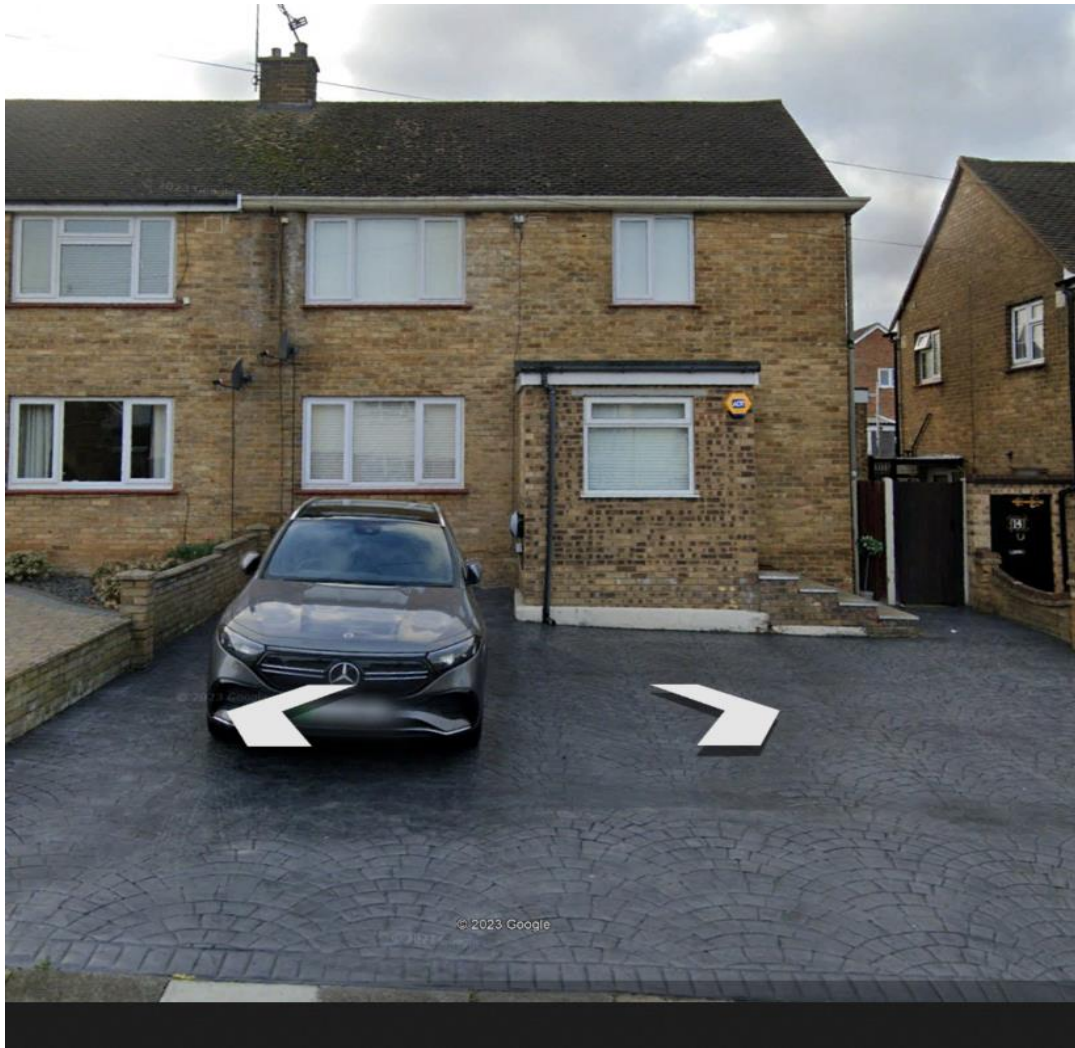
Neighbouring properties

7 surrounding properties were consulted and no responses were received. The consultation period ended on 3rd May 2023.

Officer's Analysis

Design, Character and Appearance

16 St Chad's Drive is a semi-detached two storey property located on the Western side of the highway. The property is block paved to the front for off road parking for two cars and an existing conservatory to the rear elevation, which the proposal looks to demolish.



The application proposed the erection of a two-storey rear extension with a single storey side extension.

The single storey side extension will have a pitched roof at a maximum height of 3.65m and an eaves height of 2.55m. It will be 8.18m in length and project 1.65m from the north elevation.

The extension will create space for a larger utility room with WC. There will be 2no windows to the side elevation, one serving the WC. This should be obscure glazed to Pilkington level 3 or above and should the Council be minded to permit the application, will be condition to be so. There will also be a door to the rear elevation leading to the garden. The proposed extension will have a brick finish with all materials to match the host dwelling.

Overall, there is no objection to the principal of the side extension aspect of the proposal. It is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is therefore 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 two-storey rear extension will have a pitched roof at a maximum height of 7.72m and an eaves height of 5.72m. The roof will have a splayed corner to the side boundary of neighbouring property 18 St Chad's Drive with a flat roof at ground floor level, measuring 3m in height and 2.18m in width. The proposed extension will be 7.65m in width. It will have a maximum projection of 4m from the rear elevation and a minimum projection of 1.8m at the boundary of 18 St Chad's Drive.

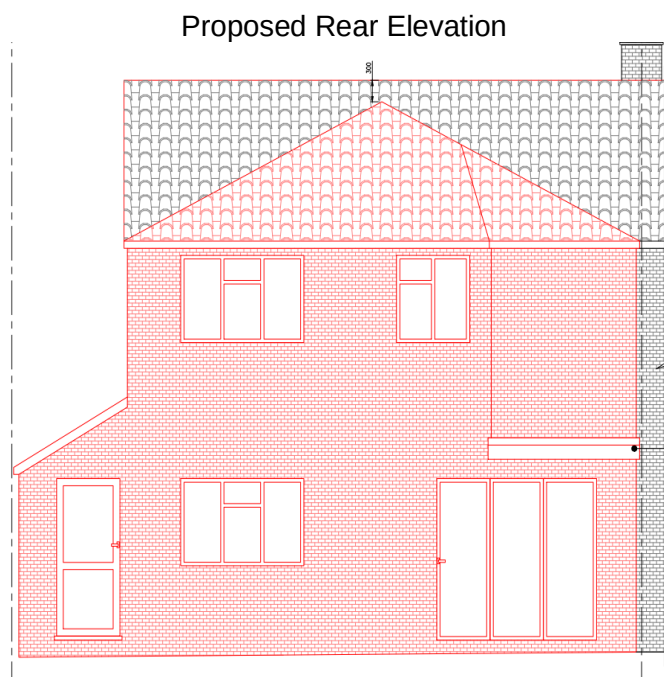
The extension will create space for an open plan kitchen/dining/family room to the ground floor and an additional fourth bedroom to the first floor. There will be a window and bi-fold doors to the ground floor and 2 no windows to the first floor serving 2 bedrooms. The proposed extension will have a brick finish with all materials to match the host dwelling.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Policy CS19 of the Core Strategy 2014 reflects this aim and requires that new development is well designed and respects the character and appearance of the existing dwelling.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), extensions need to be carefully designed and should:

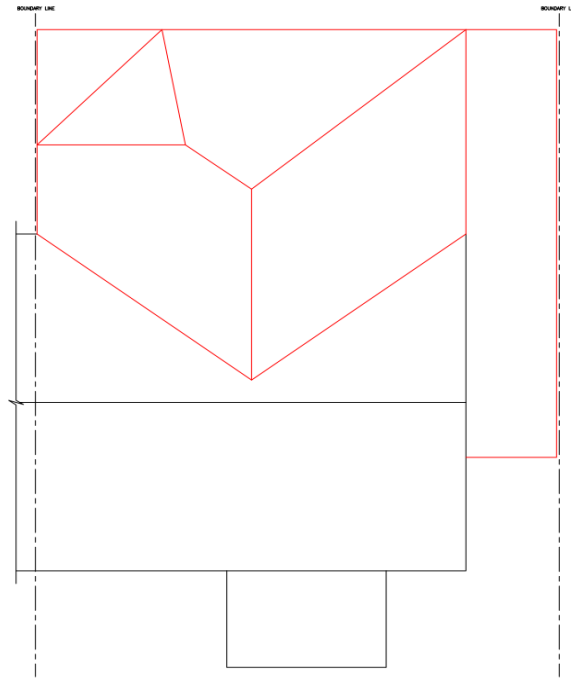
- “...reflect and respect the original character and respond to its features.”
- Two storey rear extensions should “...not dominate the original property. This can cause the site to appear overdeveloped.”
- When proposing rear roof extensions ‘...a high standard of design is required.’

By virtue of its size, the proposed two storey rear extension is considered to be an incongruous and bulky addition to the dwelling house, which is not subservient to the host dwelling, as shown below:



Furthermore, due to the unsymmetrical form, the proposed splayed roof is not considered to be of good design and is therefore not considered to reflect and respect the original character of the host dwelling, as shown below:

Proposed Roof Plan



It is noted that there are existing examples of two storey rear extensions within the immediate area. However, as demonstrated in the Google Earth image below, these are mainly part single storey and do not include the splayed roof and two storey projection to the neighbouring boundary or were otherwise permitted under historic policies:

146 St Hilda's Way



Therefore, the neighbouring two storey extensions are considered to be acceptable in terms of design.

As such, the proposed two storey rear extension would create an incongruous and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Overall, the proposal would create an incongruous and bulky addition to the existing dwellinghouse which

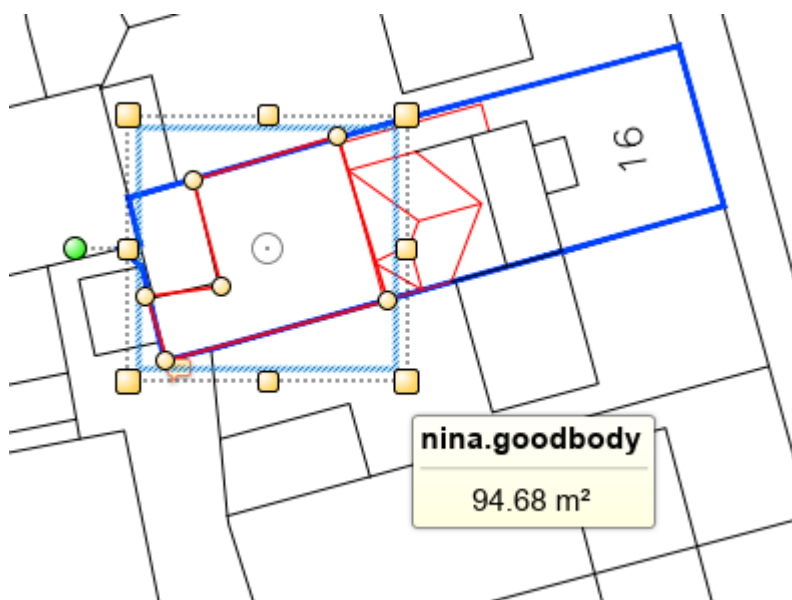
would not be sympathetic to the original house. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The NPPF (2021) 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 Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) 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 100m².

The depth of the garden, post-development, varies from 8.81m to a maximum of 12.43m. However, post development, the garden has an approx. area of 94.68 m squared as shown below:

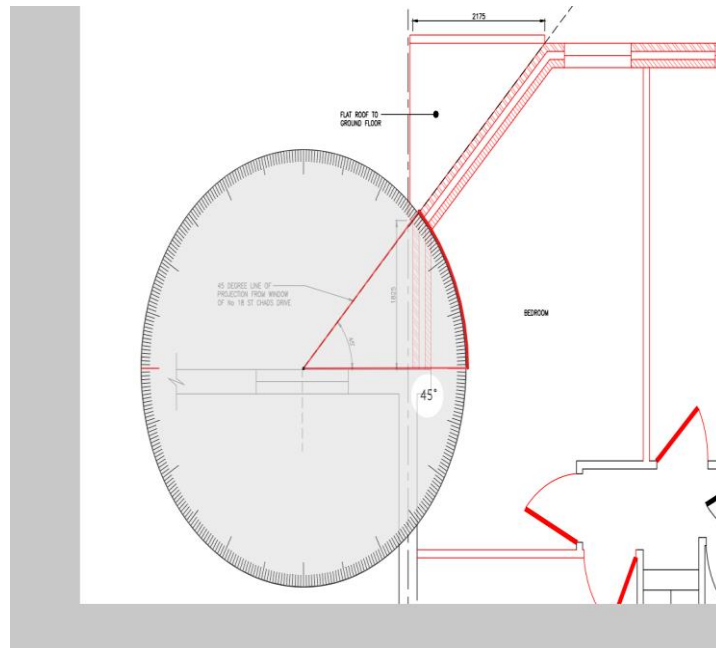


Therefore, the area of the garden, post development is below the recommended guidelines.

Therefore, 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 places) of the National Planning Policy Framework 2021.

Neighbouring Amenity

Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) states that the 45/25 degree rule will be used to assess the impact of the extension on neighbouring light/outlook. As demonstrated below, due to the splayed corner on the side with no. 18 St Chad's Drive, the extension does not project beyond this line from the neighbours nearest habitable windows:



Therefore, the proposed extension will have no detrimental impact on neighbouring properties in terms of loss of light and outlook.

Furthermore, due to the path of the sun, the proposed extension will have no detrimental effect on neighbouring properties in terms of overshadowing.

There are two windows located to the flank elevation of the single storey side extension. However, due to the modest height and boundary treatments in place, there are no concerns raised with the loss of privacy to neighbouring properties.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

By virtue of its design, the proposed two storey rear extension would create an incongruous and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

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 places) of the National Planning Policy Framework (NPPF) (2021).

As such, it is recommended that the application is refused.

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:	23rd May 2023	Dated:	24th May 2023