

Delegated Report

Householder Planning Application

Application no: 20220047

Location: 18 Brooke Drive Gravesend Kent DA12 4XP

Description: ·*REVISED PLANS/REVISED DESCRIPTION·*
Erection of a part single storey and part two storey rear extension with internal alterations.

Applicant: Mrs Hiscock

Site Visit Date: 08 February 2022

Site and Surroundings

18 Brooke Drive is a two-storey detached dwelling (see red line site plan below) on a modern housing estate built in the early 1980's by McLean Homes. Brooke Drive is a cul de sac accessed from Filborough Way. It is on the edge of the urban area in east Gravesend.



The existing house has a T-shaped roof design with gable running front to rear and a wing to the side and it has a lean to canopy at the front and an addition of a later rear conservatory 3.85m deep by 5.1m

wide, built as permitted development. The dwelling has an integral garage 4.8m by 2.4m with a tandem parking space in front and a parking space opposite on land owned by the applicant.

The dwelling comprises lounge, kitchen, utility room, wc and garage at ground floor and 4 bedrooms and bathroom at first floor. The utility room and wc are within a lean to at the rear of the garage.

The dwelling is served off a private access road just off the head of a cul de sac in Brooke Drive and which has a shared surface arrangement.

The two adjacent dwellings to the east, no's 17 and 16 Brooke Drive are a similar designed dwelling, while the adjoining neighbour to the west no 19 Brooke Drive is a more conventional eaves fronted detached dwelling of smaller proportions. That dwelling has been extended by a single storey lean to addition. Already the main wall of the applicants dwelling extends marginally rearward of no 19 Brooke Drive by 0.75m.

The rear of the applicant's property and those of the adjoining dwellings are shown in the Google Earth 3D images below.



Relevant Planning History

Planning Applications

Ref No	Description and Site	Decision	Date
19780599	Outline application for residential development	Permission	28.09.1978
19790776	Erection of 103 houses with garages and laying out of estate roads.	Permission	15.11.1979
19800548	Erection of twenty-one 1-bedroom dwellings and one 4-bedroom dwelling in substitution of 12 dwellings approved on plots 8 - 19 inclusive under ref GR 79 776 and re-siting of 4-bedroom dwelling proposed on plot 3	Permission	15.09.1980
19820289	Erection of 115 houses, 15 bungalows, 108 garages and provision of 152 parking spaces and laying out of estate roads.	Permission	09.06.1982
19820289	Submission of details of external materials, landscaping	Approved	25.05.1983
19830778	Revised application for the erection of 21 detached dwellings, plots 83-103 involving the erection of 1 additional dwelling	Permission	28.11.1983

Proposal

The originally submitted application was for the erection of a two-storey rear extension with internal alterations.

Following negotiations between the case officer and the applicant's agents the application was revised to:

Erection of a part single storey and part two storey rear extension with internal alterations.

Plans and Documents, as revised

Application Form and Certificates

Design and Access Statement by Clay Architecture, Version 2 dated 19.04.2022

Drawing No 5268/PL/ 100: Location Plan

Drawing No 5268/PL/ 101: Existing Block Plan

Drawing No 5268/PL/ 102 Rev A: Proposed Block Plan

Drawing No 5268/PL/ 110: Existing Ground Floor Plan

Drawing No 5268/PL/ 111: Existing First Floor Plan

Drawing No 5268/PL/ 112: Existing Roof Plan

Drawing No 5268/PL/ 120: Existing North & South Elevation

Drawing No 5268/PL/ 121: Existing East & West Elevation

Drawing No 5268/PL/ 122: Existing Section A-A

Drawing No 5268/PL/ 123: Existing Sections 1 & 2

Drawing No 5268/PL/ 130 Rev A: Proposed Ground Floor Plan

Drawing No 5268/PL/ 131 Rev A: Proposed First Floor Plan

Drawing No 5268/PL/ 132 Rev A: Proposed Roof Plan

Drawing No 5268/PL/ 140 Rev A: Proposed North & South Elevation

Drawing No 5268/PL/ 141 Rev A: Proposed East & West Elevation

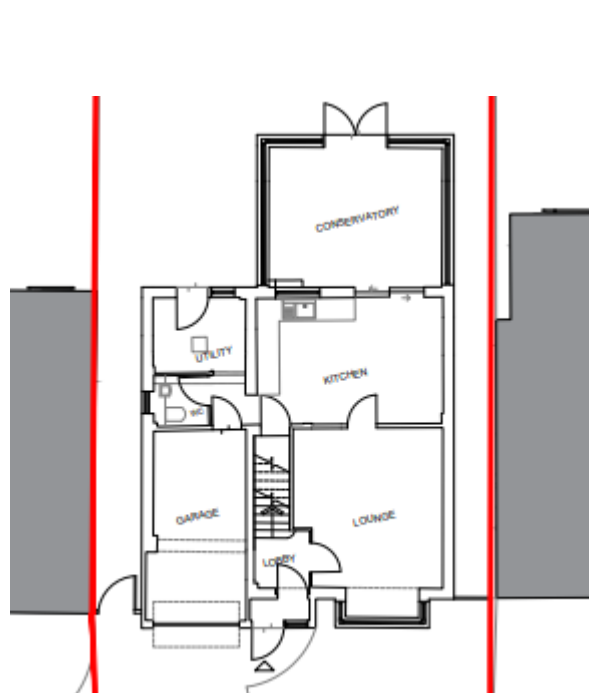
Drawing No 5268/PL/ 142 Rev A: Proposed Section A-A

Drawing No 5268/PL/ 143 Rev A: Proposed Sections 1 & 2

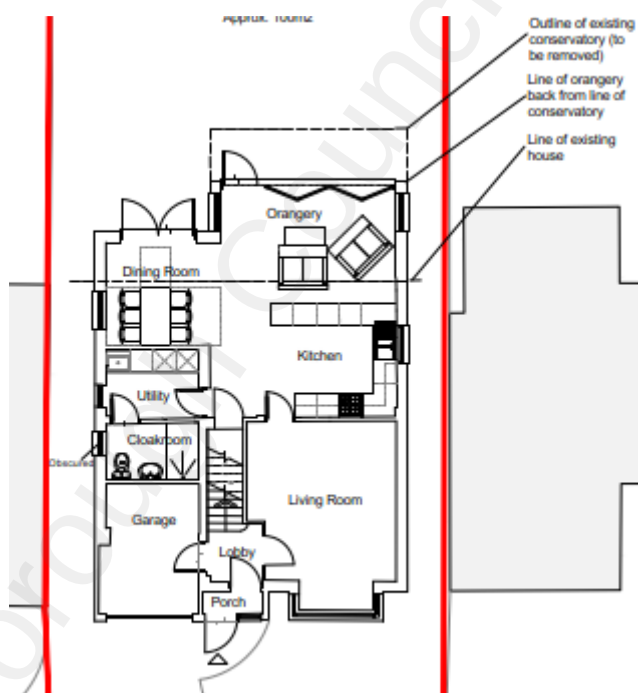
Details of the Development

This application, as revised, is for a part single storey and part two storey rear extension with internal alterations to provide an orangery (snug) and dining room on the ground floor and two extended rear bedrooms at first floor, which, with an internal reorganisation the property, will still remain as a 4-bedroom dwelling as existing. An existing rear conservatory will be demolished. The rear ground floor extension will project a maximum 2.7m from the rear main wall of the dwelling (but only 1.3m for the dining room) while the first floor will project 1.3m from the rear main wall of the dwelling.

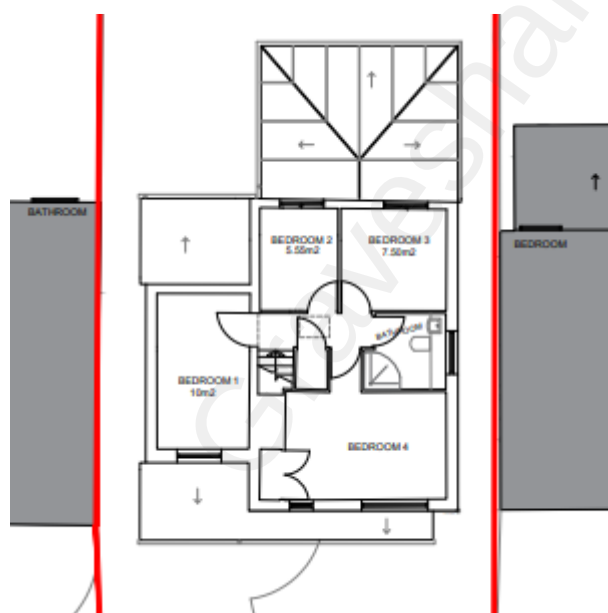
The revised existing and proposed ground and first floor plans are shown below.



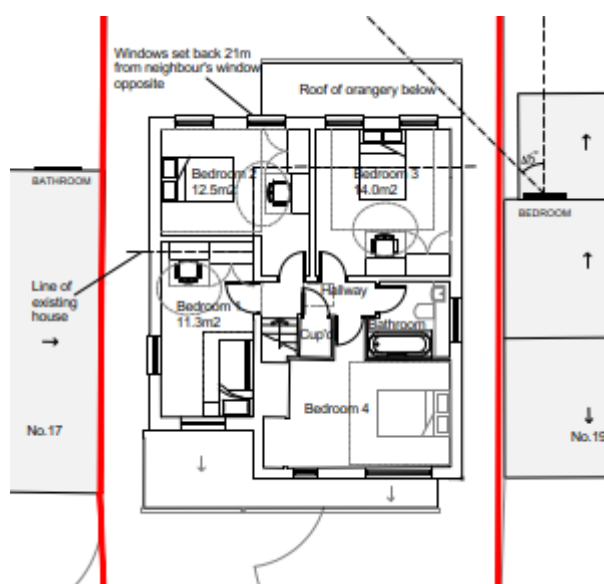
Ground Floor - Existing



Ground Floor - Proposed

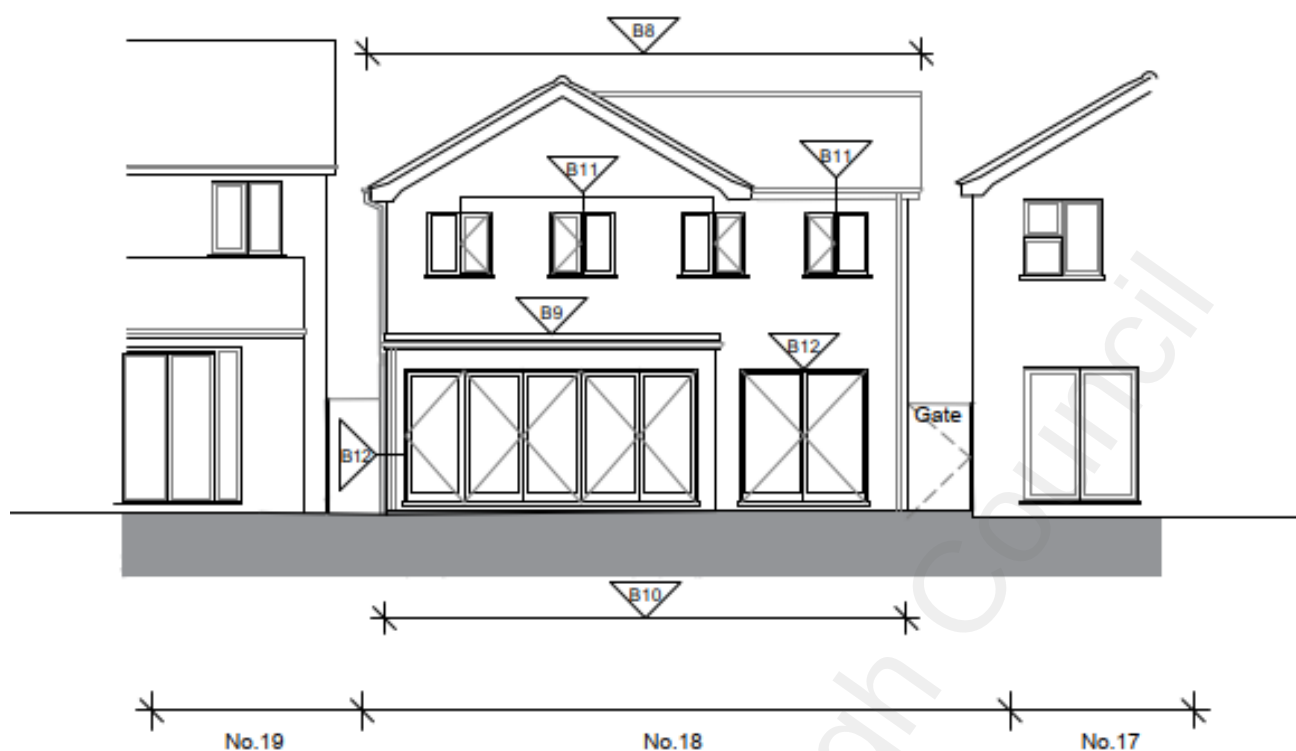


First Floor - Existing

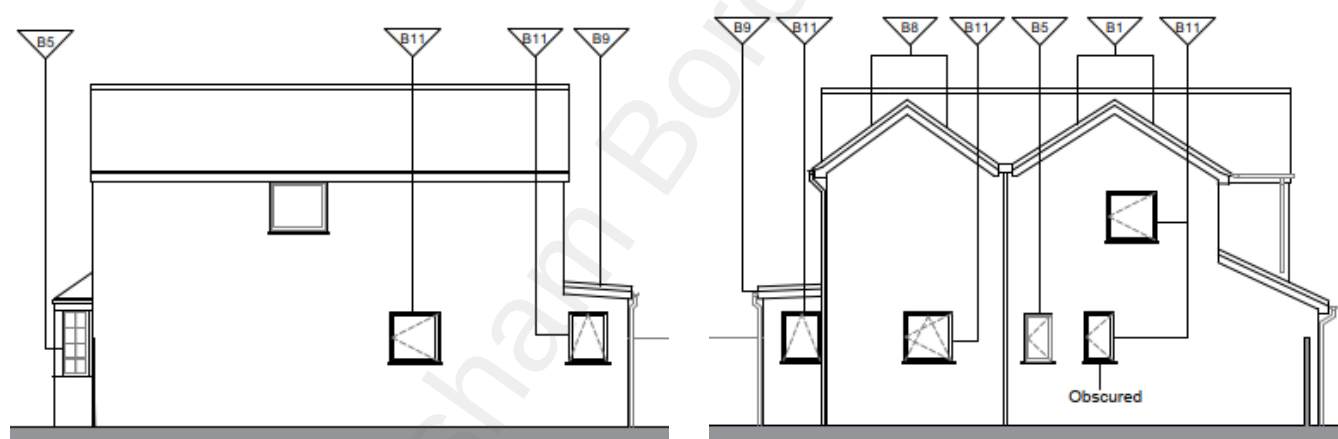


First Floor - Proposed

The rear elevation as proposed and side elevations (west and east) as proposed are shown below.



Above: Rear Elevation (South)



Above: Side Elevations (West and East)

Development Plan and other Relevant Planning Policies and Guidance

The Development Plan for Gravesham comprises: -

- *The Gravesham Local Plan Core Strategy (September 2014)*
- *Remaining Saved Policies of the Local Plan First Review (1994), and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and

the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within an **urban area** (Policy CS02) as defined in the Gravesham Local Plan Core Strategy Policies Map.

The most relevant policies from the adopted Core Strategy in relation to this development are as follows:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. The following remaining saved policies are relevant to the consideration of this application:

Policy T1: Impact of Development on the Highway Network
Policy P3: Vehicle Parking Standards

Review of the Local Plan

Paragraph 33 of the NPPF (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 it 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 adoption and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these in due course.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts
Proposed Policy INF 5: Electric Vehicle Charging Points
Proposed Policy RES 2: Residential Space Standards
Proposed Policy RES 4: Domestic extensions, outbuildings and other development
Proposed Policy AM 4: Sunlight and Daylight within New Development

The National Planning Policy Framework (NPPF)

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

- Section 2, Paragraphs 7 - 14: Achieving Sustainable Development
- Section 4, Paragraphs 38 - 59: Decision Making
- Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
- Section 12, Paragraphs 126 - 136: Achieving well-designed places
- Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95).

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this application:

- Adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- GBC Residential layout guidelines including Housing Standards Policy Statement October 2015, (SPG2) Adopted February 1996 - amended June 2020
- Householder Extensions/Alterations Design Guide SPD, adopted 01 October 2021

Consultations, Publicity and Representations

Consultations - Internal

GBC Highways

I have no objections; the existing car parking and cycle parking provision is not affected by the proposals and there are no changes that have a highway implication.

Ward Councillors

No comments received

Consultations - External

KCC Heritage

The site lies within an area of archaeological potential. I consider it unlikely, however, that these relatively limited proposals will have a significant archaeological impact and have no further comments to make in this case.

Publicity and Representations

The owners/occupiers of 9 adjoining dwellings were notified of the original proposals. The revised proposals were similarly publicised.

The final expiry date for comments was 11.05.2022.

No representations were received in response to either the original or the revised proposals.

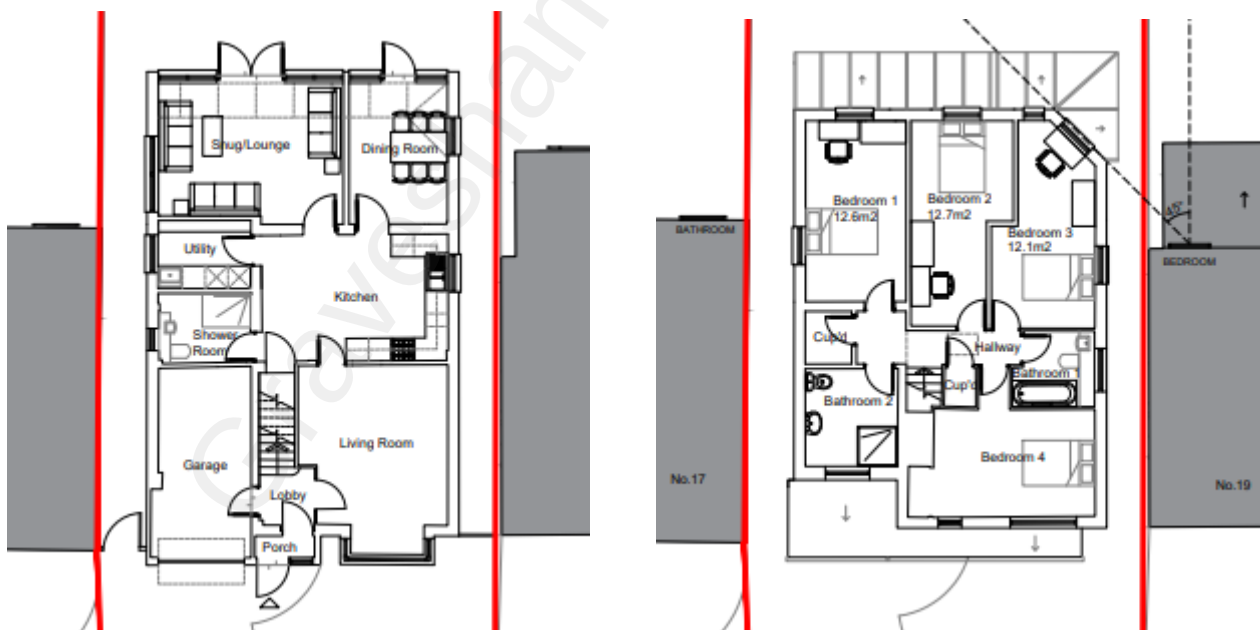
Planning Analysis and Assessment

Introduction

This application, as originally submitted in January 2022, proposed the demolition of the existing rear conservatory and the erection of a two-storey rear extension to provide a snug/lounge and dining room on the ground floor and extended rear bedrooms at first floor and an additional rear bedroom but with internal reorganisation the property would still remain as a 4-bedroom dwelling as existing.

The original proposals showed that the rear ground floor extension would project 3.8m from the rear main wall of the dwelling (thus the same as the existing rear conservatory) while the first floor would project 2.75m.

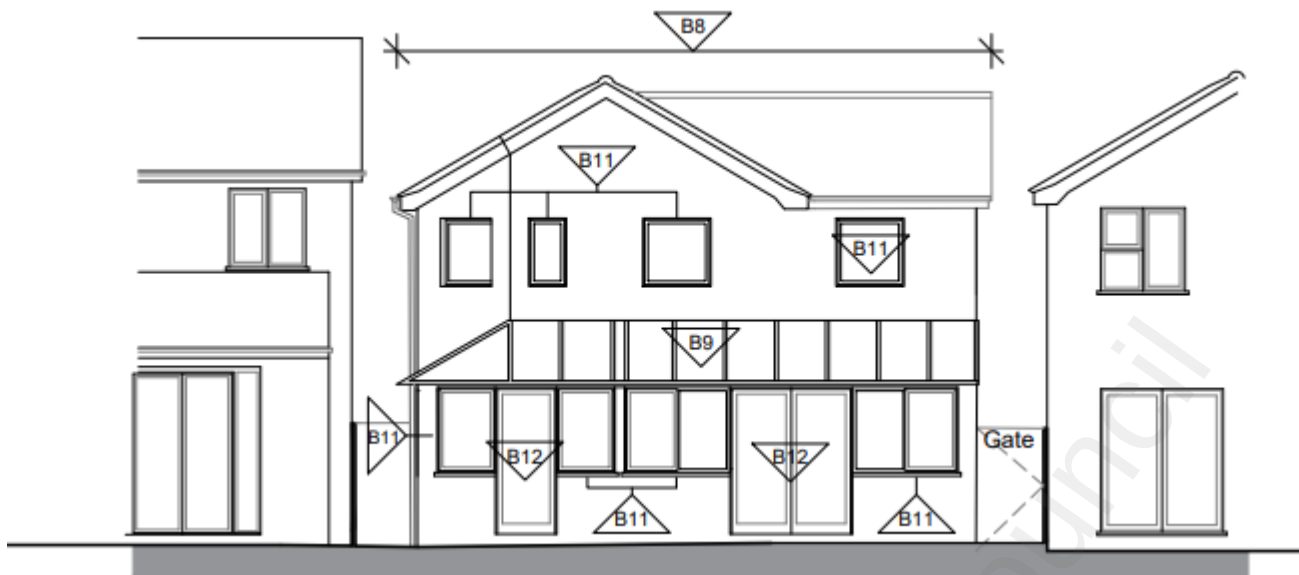
The original proposed ground and first floor layout plans are shown below.



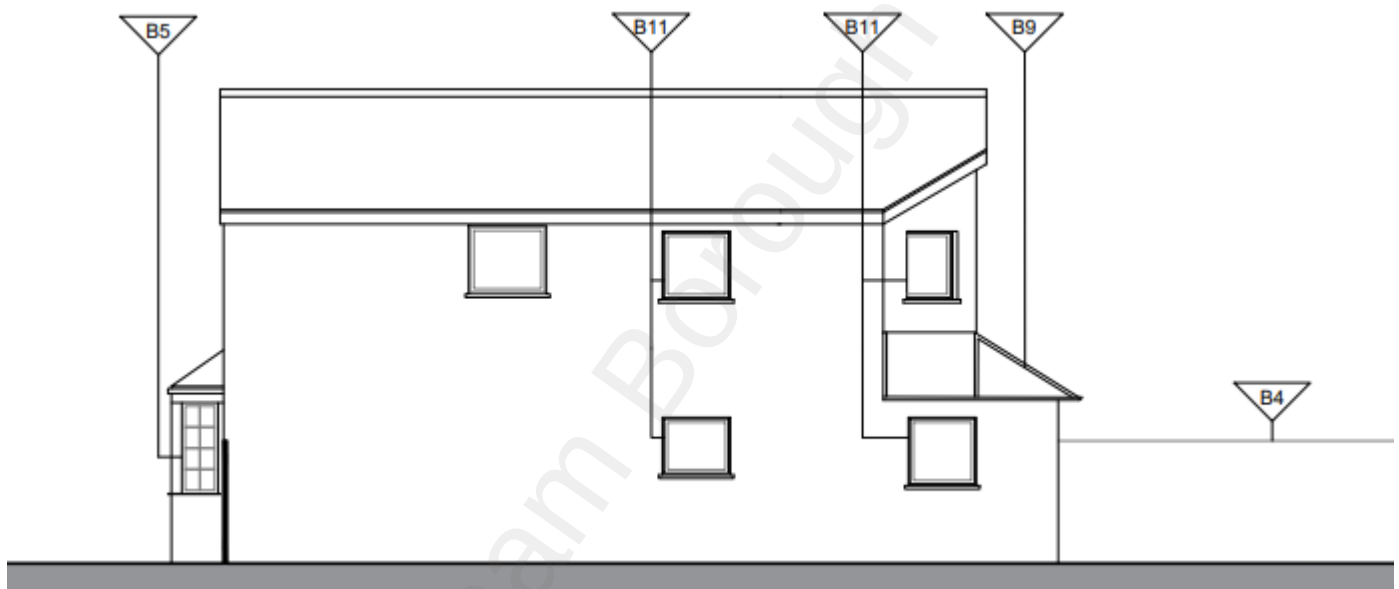
Original Proposed Ground Floor Layout

Original Proposed First Floor Layout

The corner of the first-floor extension nearest to 19 Brooke Drive (on the west side) was shown to be splayed. The proposed rear elevation and side (west) elevation are shown below.



Original Proposed Rear Elevation



Original Proposed Side (West) Elevation

The applicant's agents were advised by the planning case officer that there were some reservations about the proposals commenting:

It all appears a little contrived in its design simply to attempt to address the impact on the neighbouring rear windows by splaying the corner of the first-floor rear extension to bedroom 3 just to meet the 45° rule. Even worse is the fact that there would be a window in the side at first floor to light bedroom 3 and worse still is the angled window that would in my view look directly into the neighbouring garden at 19 Brooke Drive. This is particularly unneighbourly.

There is no indication of whether the rear extension would comply with the privacy guidelines in the Council's residential guidelines for the properties at the rear of the site (in Shirley Close)

I also have reservations about the loss of amenity space for your client's property. Whilst I acknowledge that there is a conservatory at the rear (built as permitted development) the rear extension will result in a garden unlikely to meet the Council's residential layout guidelines.

Subsequently the proposals have been revised in order to address those concerns and it is the revised scheme that is now assessed.

The Issues

The planning considerations in the assessment of this revised application and proposals are:

- Principle of the Development
- Design, Character and Appearance and Visual Impact
- Amenity of Future Occupiers
- Impact on the Amenity of Neighbouring Properties
- Highways and Parking Issues
- Other Material Planning Considerations

Principle of the Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in an urban area. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development. Domestic extensions, additions and alterations to dwellings are generally accepted as being appropriate in principle within the urban area.

There are therefore no policy objections to the principle of development on this site subject to the proposal complying with the relevant policies relating to design and character of the area, the amenity of future occupiers, the impact on the privacy and amenity of neighbouring properties, highway or parking impacts, and any other material planning considerations.

Design, Character and Appearance and Visual Impact

General Policy Issues

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. It requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene and to the character of the area.

It requires account to be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings and of the wider context including features of townscape and landscape value, which contribute to local character and sense of place.

It requires new development to be located, designed, and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. New residential development is required to accord with the adopted Residential Layout Guidelines and will be required to provide appropriate levels of private and public amenity space.

Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

Paragraph 9.4.7 All domestic extensions, additions and alterations should be well designed and located and respect the scale, form, proportions, character and appearance of the main dwelling and the character of the locality. Particular attention should be paid to:

- *The roof form and roofline.*
- *Window detail.*
- *Architectural features.*
- *Boundary treatments, and*
- *Materials.*

At a national level the National Planning Policy Framework (NPPF) 2021 sets out in Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Developments should also ensure that there is a high standard of amenity for existing and future users.

Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

It also states (Paragraph 134) that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Evaluation and Assessment

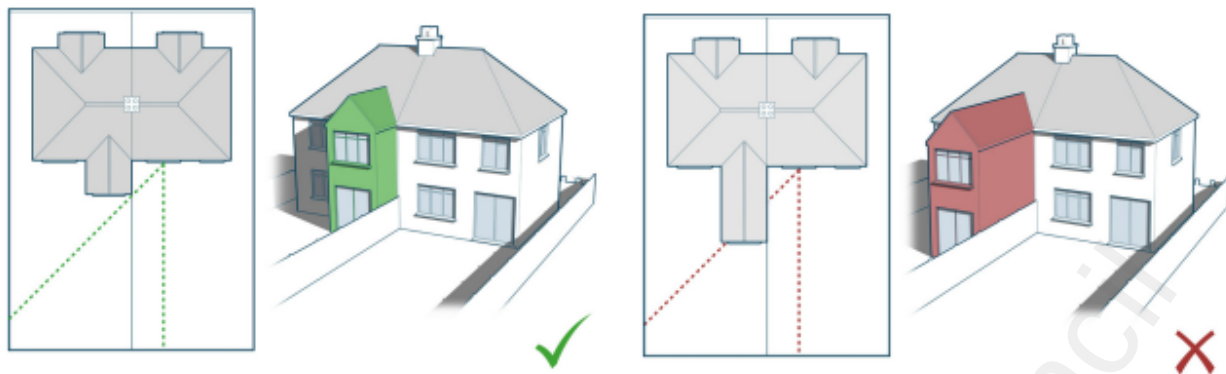
The recently adopted Householder Extensions/Alterations Design Guide SPD (October 2021) states that:

Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g., mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

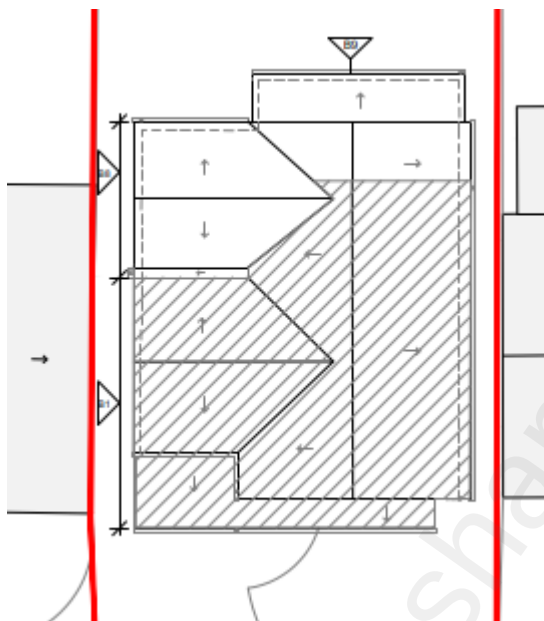
- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- **Width:** Extensions should not be of greater width than the original building.
- **Design:** Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- **Materials:** Using matching external materials and window / door frames is especially relevant for two storey extensions.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25-degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development

A two storey extension should comply with the 45 degree rule. (See Appendix 1).



The Householder Extensions/Alterations Design Guide SPD (October 2021) states, in respect of single storey additions, that:

Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. In respect of the depth of the extension, they should not dominate the original property. This can cause the site to appear overdeveloped and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.



In this case in this revised application the rear two storey element is only of a limited depth and is designed with a pitched roof with a rear gable and side gable and with only a small flat roofed element to that part of the ground floor rear extension that extends more than the first-floor element.

This is shown in the roof plan opposite.

The materials (bricks, roof and ridge tiles) are to match, and this can be the subject of a planning condition.

As the development is at the rear of the property it would not have a material impact on the visual amenity of the locality or result in any harm to the character and appearance of the neighbourhood.

No.20 Brooke Drive has a rear extension of a similar length.

Overall, the revised proposals are of a suitable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene and will comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy 2014 requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines'.

The Supplementary Planning Guidance Note 2 Residential Layout Guidelines referred to above sets out the Council's standards in relation to private garden areas and internal space standards, amongst other things.

On 25 March 2015 the Government issued a written ministerial statement which introduced new technical housing standards in England and set out how these would be applied through planning policy. From 1

October 2015, existing Local Plan policies need to be interpreted with reference to the nearest equivalent national technical standard. Therefore, for Gravesham, Local Plan Core Strategy policies CS18 Climate Change and CS19 Development and Design Principles, Local Plan First Review saved policies H5 and AP10 and associated guidance in the Residential Layout Guidelines Supplementary Planning Guidance (SPG), should be interpreted by reference to the nearest equivalent new national technical standard.

The Housing Standards Policy Statement and GBC Residential Layout Guidelines are set out in the Council's website via the following link:

<https://www.gravesham.gov.uk/downloads/file/243/residential-layout-guidelines-spg2-inc-housing-standards-policy-statement-2015>

The National Technical Standards require bedroom sizes of 7.5m² for a single bedroom and 11.5m² for a double bedroom and minimum overall areas of 70m² for a 2-bedroom (4 person) unit and 86m² for a 3-bedroom (5 person) unit. The development provides acceptable internal living standards according with national space standards with the smallest bedroom being indicates as 11.3m².

The proposal benefits the occupants of the dwelling by increasing the area of the smaller existing bedrooms to create three equally sized bedrooms, a new bathroom and storage space and future proofs the existing dwelling.

In terms of private amenity space for the dwelling, the existing garden depth is 11m, but this reduces significantly to only 7m beyond the existing large rear conservatory, although the overall area is circa 86m². However, with the demolition of the rear conservatory as part of these proposals, the depth of rear garden rear of the proposed extension will increase to 8.7m (which is thus nearer towards the required minimum standard of 10m) and the overall area will marginally increase.

Generally, therefore the development will provide a satisfactory living environment for the future occupants of the dwelling in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

Impact on the Amenity of Neighbouring Properties

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions. Safeguarding residential amenity, in terms of privacy, daylight and sunlight and ensuring that all development proposals are fit for purpose and adaptable to meet the need of users are important considerations referred to in Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014.

At a national level Paragraph 130 of the National Planning Policy Framework 2021 indicates that planning policies and decisions should ensure that developments, amongst other things, are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 132 advises that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

Emerging Policy (Policy RES 4: Domestic Extensions, Outbuildings and Other Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 states:

Paragraph 9.4.8. Any such development should not have an unacceptable adverse impact on the occupiers of neighbouring properties due to loss of sunlight and daylight or overlooking. Where the potential for an unacceptable adverse impact due to loss of sunlight or daylight exists, an application should be accompanied by a formal assessment undertaken in accordance with policy AM4.

Paragraph 9.4.13 Proposals for domestic extensions, outbuildings or other forms of development, which harm the character and appearance of the main dwelling or its locality or have an adverse impact on the amenity of occupiers of neighbouring properties or otherwise are not policy compliant will not be permitted.

In this case the depth and height of the extension are not considered to result in a material impact on the living conditions of the adjoining properties in terms of loss of light, overlooking or overshadowing.

The submitted plans show that the 45° rule will be complied with in terms of the first-floor neighbouring bedroom window at no 19 Brooke Drive to the west while the nearest window at first floor level to the east at no 17 Brooke Drive is a bathroom window and thus a non-habitable room.

In terms of new fenestration that might result in potential overlooking there are some new windows at ground floor level in the flank elevations of the extended dwelling, but these largely look on to neighbouring flank walls and would not materially affect neighbouring privacy or amenity.

In respect of first floor windows in the side of the dwelling there is already a bathroom window in the west flank wall that is obscure glazed. In the proposals there will be a new additional bedroom window in the flank east side wall serving bedroom 1 but this will similarly look on to a flank wall of the neighbour at no 17 Brooke Drive and will not result in material overlooking or loss of privacy.

It is noted that there have been no neighbour representations or objections to the development at all, and with 9 neighbours notified of the development.

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

Parking and Highways Impacts

At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4). SPG4 states that for a property with four or more bedrooms there should be a maximum of 3 spaces per dwelling, 2 spaces for 3 bedroom dwellings.

The property currently has an integral garage although this is substandard with internal measurements at 2.4m wide and 4.8m deep. Part of the proposal results in the rearward part of the garage being used as a cloakroom, thus eliminating its use for parking of cars. However, there is still one full parking space in front of the garage and on the north side of the shared/private driveway serving other dwellings and opposite the applicants drive and parking space there is additional land that is owned by the applicant that is used for parking up to two further cars.

There is no highway objection from the GBC Highways Development Management Officer.

As such in respect in parking and highway safety the proposal is not considered to conflict with Gravesham Local Plan Core Strategy Policy CS11 (Transport) or saved Policies T1 and P3 of the Gravesham Local Plan First Review.

Other Material Planning Considerations

KCC Heritage advise that although the site lies within an area of archaeological potential it is unlikely, however, that these relatively limited proposals will have a significant archaeological impact.

There are no other likely material planning considerations.

Conclusions and Balancing Exercise

The revised development has been fully considered and assessed and is acceptable in design and amenity terms and conforms to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The revised proposals are of a suitable design and are subservient to the existing dwelling and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene

The development complies with the adopted residential layout guidelines. The development will provide a satisfactory living environment for the future occupants of the dwelling. The proposal benefits the occupants of the dwelling by increasing the area of the smaller existing bedrooms to create three equally sized bedrooms, a new bathroom and storage space and future proofs the existing dwelling.

The depth and height of the extension are not considered to result in a material impact on the living conditions of the adjoining properties in terms of loss of light, overlooking or overshadowing. The submitted plans show that the 45° rule will be complied with in terms of the first-floor neighbouring bedroom window at no 19 Brooke Drive to the west while the nearest window at first floor level to the east at no 17 Brooke Drive is a bathroom window and thus a non-habitable room. New fenestration will not result in material overlooking or loss of privacy.

There are no neighbour objections or other adverse consultation responses.

It is therefore considered that the proposals can be supported, and PERMISSION granted but subject to appropriate conditions.

In the analysis of the planning issues and the subsequent recommendation, consideration has been given to the Human Rights Act and it is concluded that any breaches or interference to individual human rights are reasonable and fair.

Recommendation:

The recommendation is for **PERMISSION**, subject to the following conditions, reasons and informatives

CONDITIONS AND REASONS

Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, proposed plans and specifications:

Application Form and Certificate

Design and Access Statement by Clay Architecture, Version 2 dated 19.04.2022

Drawing No 5268/PL/ 100: Location Plan

Existing Plans

Drawing No 5268/PL/ 101: Existing Block Plan

Drawing No 5268/PL/ 110: Existing Ground Floor Plan

Drawing No 5268/PL/ 111: Existing First Floor Plan

Drawing No 5268/PL/ 112: Existing Roof Plan

Drawing No 5268/PL/ 120: Existing North & South Elevation

Drawing No 5268/PL/ 121: Existing East & West Elevation

Drawing No 5268/PL/ 122: Existing Section A-A
Drawing No 5268/PL/ 123: Existing Sections 1 & 2

Proposed Plans

Drawing No 5268/PL/ 102 Rev A: Proposed Block Plan
Drawing No 5268/PL/ 130 Rev A: Proposed Ground Floor Plan
Drawing No 5268/PL/ 131 Rev A: Proposed First Floor Plan
Drawing No 5268/PL/ 132 Rev A: Proposed Roof Plan
Drawing No 5268/PL/ 140 Rev A: Proposed North & South Elevation
Drawing No 5268/PL/ 141 Rev A: Proposed East & West Elevation
Drawing No 5268/PL/ 142 Rev A: Proposed Section A-A
Drawing No 5268/PL/ 143 Rev A: Proposed Sections 1 & 2

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014).

Materials

3. All external facing materials used in the development hereby permitted shall match those of the existing dwelling or as indicated and annotated on the approved drawings.

Reason: In the interests of visual amenity and to ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014).

Permitted Development Rights - Windows and Obscure Glazing

4. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in either flank elevations of the dwelling as hereby extended. For the avoidance of doubt the ground-floor cloakroom window in the east flank elevation of the dwelling and the first-floor bathroom window in the west flank elevation of the dwelling shall be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason: In the interest of local residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and in order to ensure that any alterations to the permitted scheme may be the subject of a planning application that the Local Planning Authority would wish to determine on its merits.

INFORMATIVES: -

1. **DEVIATION FROM APPROVED PLANS**

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

2. **BUILDING REGULATIONS AND PARTY WALL ACT**

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION- TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

4. WORKS OF CONSTRUCTION

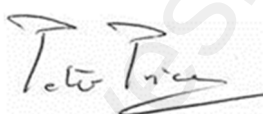
Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Case Officer:	Mr Peter Price	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	30 th May 2022	Dated:	31 st May 2022