



Delegated Report

Householder Planning Application

Planning Application No: 20240736

Location: 5 Livingstone Road Gravesend Kent DA12 5DW

Description: Erection of a two storey side and single storey rear extension.

Applicant: Mr Sekret Tafhasaj

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 09/08/2024;

OS Plan – Existing;

Drawing Number A103 (Block Plan – Existing);

Drawing Number A101 (Floor Plans and Elevations – Existing);

Drawing Number A102 (Floor Plans and Elevations – Proposed);

Drawing Number A106 (OS Plan – Proposed); and

Drawing Number A104 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240648	Erection of a single storey rear extension and side entrance porch.	Permitted	04.09.2024
19810644	Erection of single storey rear extension to form enlarged kitchen diner	Permitted	24.08.1981

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;
- Design for Gravesham (2024);
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

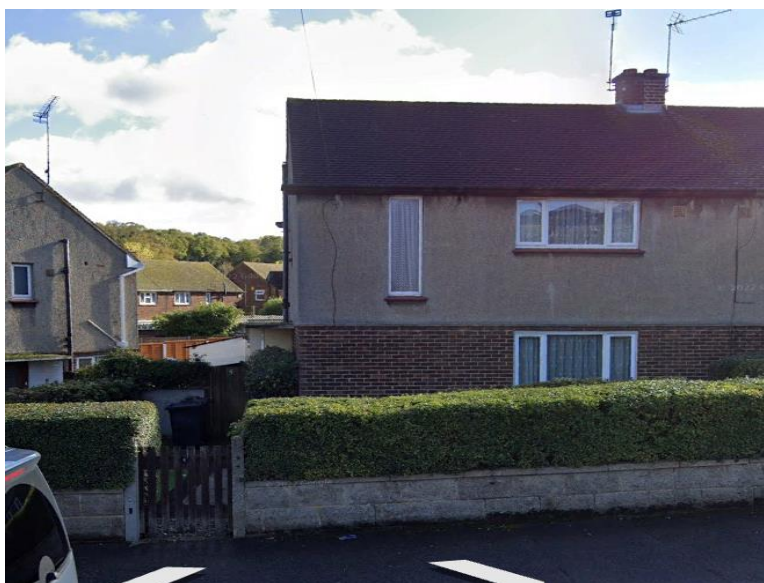
Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation period ended on 18th September 2024.

Officer's Analysis

Design, Character and Appearance

5 Livingstone Road is a semi-detached dwellinghouse located on the Eastern side of the highway.



The property is soft landscaped to the frontage with access to the rear.

The application proposes the erection of a two storey side and single storey rear extension.

The single storey rear extension would have a shallow pitched roof at a maximum height of 3.8m and an eaves height of 2.8m. It will extend beyond the rear elevation by a maximum of 6m and have a width of 6.5m.

The proposal will create space for an open plan kitchen / dining area and an additional bedroom to the ground floor. There will be 2no roof lights, bi-fold doors and a window to the flank elevation. It will be constructed with a brick finish and UPVC windows and doors to match the existing dwelling.

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 two storey side extension will have a pitched roof at a maximum height of 6.96m which will continue the roof line of the host dwelling. It will have an eaves height of 4.97m, will be 5.2m in length and project from the flank elevation by 1.95m. The extension will be set back from the front elevation by 0.3m.

The extension will create space for a larger entrance hall and WC to the ground floor and an additional bedroom and larger bathroom to the first floor. There will be 2no windows to the ground floor flank elevation serving the hallway and WC. There will be a window to the first floor front elevation serving the bathroom and one to the rear serving the bedroom. The extension will reposition the front entrance door from the flank elevation to the front elevation and will be constructed with a rendered finish and tiled roof to match the existing dwelling.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local* As set out in Gravesham's Householder Extension guidance, two storey side extensions should be subservient to the existing property's main roof:

- Design: Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof.



Side extensions should be set back and set in to avoid the 'terrace effect'.

Whilst the proposal has been set back from the existing front elevation, the extension has not been set down from the roof ridge of the host dwelling as shown below:



Proposed West Elevation

As such, the proposed extension is not considered to be subservient to the existing roof. Furthermore, the host dwelling is a semi-detached property. By way of the continuation of the existing roof line without set down, the proposal would create an unbalanced appearance which is detrimental to both the semi-detached properties and to the wider street scene.

As such, the two storey side extension is not considered to be subservient to the existing dwelling and is therefore detrimental to the host dwelling and the wider street scene and is contrary to 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)

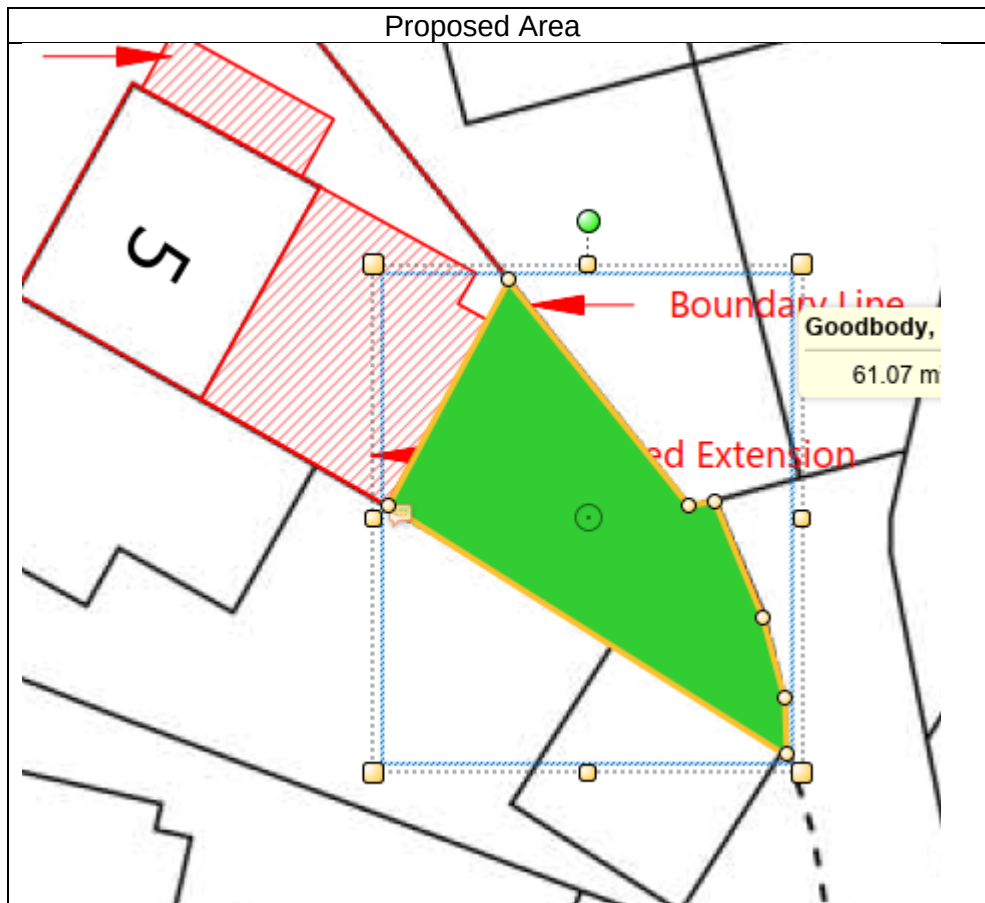
(2023).

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.

The application looks to increase the number of bedrooms at the property from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden would have an area of approx. 61.07m² and therefore is considered to be substantially below the recommended guidelines:



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.

As such, 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 3no windows to the flank elevations of the single storey and the side extensions, fronting neighbouring property known as 3 Livingstone Road. The windows will serve the newly formed open plan kitchen area and extended entrance hall and WC, all of which are not considered to be habitable rooms. Furthermore, the existing boundary treatment would further protect the privacy of the neighbouring property.

The application also introduces a window to the first floor rear elevation serving a bedroom, however this is not considered to have a further impact on neighbouring privacy than the existing windows at first floor level.

As such there are no concerns with the impact on neighbouring privacy.

There is a window to the first floor flank elevation of neighbouring property known as 3 Livingstone Road, however this window serves the hallway which is not considered to be a habitable room and therefore the development will not have a detrimental impact on the amenity of neighbouring properties in terms of, outlook and is unlikely to affect any light received.

No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties 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).

Any Other Material Planning Considerations

Parking and Highways

The application increases the number of bedrooms at the property from two to four.

Whilst there is no provision for off road parking at the property, the site is located in a sustainable urban location with close proximity to shops and public transport.

As such, there are no parking concerns in relation to the application.

Therefore, there are no highways issues related to this application.

Conclusion

The two storey side extension is not considered to be subservient to the existing dwelling and is therefore detrimental to the host dwelling and the wider street scene and is contrary to 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 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.

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:	15 October 2024	Dated:	16th October 2024