



Delegated Report

Householder Planning Application

Application No:	20211234
Location:	43 Truro Road, Gravesend, Kent, DA12 5RG
Description:	Erection of a single storey rear extension connecting the existing shower room/utility room to the garage and erection of a single storey rear extension to the existing garage to be used as a garden room.
Applicant:	Mr Atstopas
Site Visit:	14 th January 2022

Submitted Documents/Plans

Application Form - dated 04/10/2021;
Drawing no. D01 - Existing Ground Floor Plan;
Drawing no. D02 - Proposed Ground Floor Plan;
Drawing no. D03 - Existing Roof Plan;
Drawing no. D04 - Proposed Roof Plan;
Drawing no. D05 - Existing Elevations;
Drawing no. D06 - Proposed Elevations;
Drawing no. D07 - Proposed Section AA;
Drawing no. D08 - Block Plan (Existing and Proposed) (scale - 1:500);
Drawing no. D09 - Site Location Plans (Existing and Proposed) (scale - 1:1250);
Drawing no. D09 - Proposed Site Plan (scale - 1:1250).

Relevant Planning History

Application No.	Description	Status	Decision
19780063	Construction of an extension in the rear roof slope and formation of two bedrooms in roof space	REFUSED	22.03.1978

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 (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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021).

Consultations, Publicity and Representations

Consultees

GBC - Highways Officer - The proposal does not affect the car parking provision, I have no objections

Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The consultation period expired 15th December 2021.

Officer's Analysis

43 Truro Road is a two storey semi-detached property located on the northern side of the highway, near to the junction with Bristol Road. The property has no relevant planning history, however has been extended recently with a dormer constructed on the rear roof slope (since April 2020). This extension does not require planning consent, if in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Further to the dormer, the property has an attached garage which is connected to the property by an original single storey side projection (see photographs below). The garage is not access internally through the property.



Photographs (Jan 2022)

The frontage of the property is block paved, with sets of steps down to the pedestrian entrances. There is some soft landscaping and bushes planted along the shared boundary with no. 1 Bristol Road.

Design, Character and Appearance

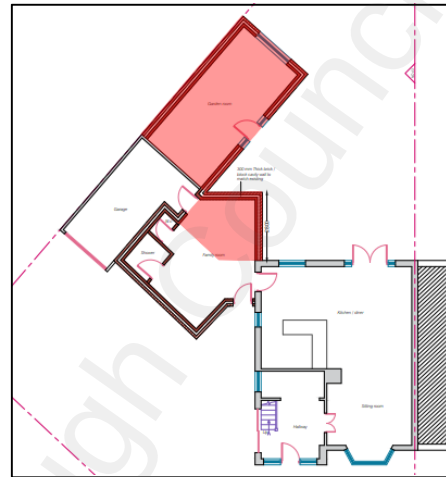
This application proposes single storey rear extensions to the garage and side projection. The extensions will match the height of the existing single storey projections on the property, have flat roofs, and will have the following dimensions:

Garage Extension:

- Depth - 6.38m
- Width - 3.55m
- Height - 2.8m

Side Projection Extension:

- Depth - 2.8m
- Width - 3.55m
- Height - 2.8m



The development will create space for a new family room and garden room. The family room will be accessed through the side entrance door. The garden room will only be accessed from the garden. The garden, post-development, will have an area of 88.3m² (approx.) and a maximum depth of 17.5m.

The extension behind the single storey side projection is considered acceptable in terms of design, it is an appropriate depth and the rear wall is parallel to the rear wall of the main dwelling. However, the extension proposed to the rear of the garage is considered to be an incongruous addition that elongates the garage disproportionately. The combined depth of the garage and proposed extension is 11.55m, which is significantly deeper than the depth of the property (8.35m). Moreover, the footprint of the extended side projection and garage (61.4m²) exceeds the footprint of the main dwelling (56.5m²).

Gravesham's Householder Design Guidance SPD (2021) states that rear extensions should not dominate the original property or cause the site to feel overdevelopment, which is the case with the proposed extension to the garage. As such the proposed development is considered to be a poorly design incongruous feature, is disproportionate to the host dwelling and overdevelopment contrary to 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).

Amenity of Future Occupiers

The development hereby proposed will reduce the garden area of the property. As aforementioned in the report, the garden post-development will have an area of 88.3m² (approx.) and a maximum depth of 17.5m. No. 43 Truro Road was sold in 2018 as a three bedroom property, but has since been extended into the roof which will have created at least one extra bedroom. Gravesham's Residential Layout Guidelines (RLG) (SPG2) (2020) states that the minimum garden area for a four bedroom dwelling should be 100m² and a depth of 10m. Therefore, the garden falls below the overall area recommended within the RLG. This substandard garden in addition to the disproportionate scale of the extension is overdevelopment and harmful to the amenity of future occupiers contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development hereby proposed will not cause any detrimental impact on the amenity of the neighbour in

terms of loss of light, sense of enclosure or outlook. As such, the application is considered to safeguard the amenity of the adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Conclusion

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

The extension hereby proposed is a poorly designed incongruous addition to the property that excessive in depth and is disproportionately scaled overdevelopment of the site, which also results in a substandard garden area and fails to safeguard future occupiers amenity. As such, the development is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan: Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th January 2022	Dated:	14 January 2022