



Delegated Report

Householder Planning Application

Planning Application No: 20230401

Location: 13 Ariel Close Gravesend Kent DA12 4ND

Description: Erection of a first floor side extension. Garage Conversion with alterations to fenestration.

Applicant: Chalani Sridharan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 23-0597 Page DO5 (Proposed Elevations)
- Drawing No: 23-0597 Page DO2 (Existing Plans)
- Drawing No: 23-0597 Page DO1 (Existing/Proposed Block Plans)
- Drawing No: 23-0597 Page DO3 (Proposed Plans)
- Drawing No: 23-0597 Page DO4 (Existing Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230434	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension and a loft conversion with a dormer extension in the rear roof slope.	Under Consideration at time of writing this report.	

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

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 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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

Whilst the front garden may have been paved to accommodate off street car parking, it is doubtful in my opinion that the extended area is readily accessible without driving over the footway rather than a carriage crossover that has been strengthened to accommodate vehicle over-run.

My recommendation is therefore the applicant should submit a parking plan and construct an extended carriage crossover to access the car parking or prove by the use of swept paths/tracked drawings how the parking will work.

The additional bedroom will require a secure cycle parking space to be provided to conform to the requirements of KCC SPG4

If the garage is to be converted, the applicant needs to demonstrate how two vehicles can parked in the front garden, and either demonstrate this by tracked/swept path drawings showing access and egress or accept the carriage crossover needs to be extended, which should be completed prior to any other works taking place. The applicant should note that parking spaces are 2.5 metres wide, increasing to 2.7 metres when adjacent to an enclosed boundary and 5 metres deep increasing to 6 metres when in front of a door to the property. Any tracked/swept path drawings should be based on a large family saloon vehicle or similar to reflect the size of car that could be used and should not reflect the current property owner's vehicles.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 7th June 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to erect a first-floor side extension and convert the existing garage into a habitable

room with alterations to fenestration.

The first-floor side extension will project approx. 3.0m and will have a depth of approx. 6.8m and will be finished with a gable end roof which will be built in line with the main roof.

The extension will include a window in the front and rear elevation at first floor level to serve a bedroom to the front and a shower room to the rear.

At ground floor level the existing flat roof arrangement over the front door will be replaced with a monopitch which will be followed on the existing flat roof garage. The existing garage door will be replaced with a window and the garage use will be changed to a gym.

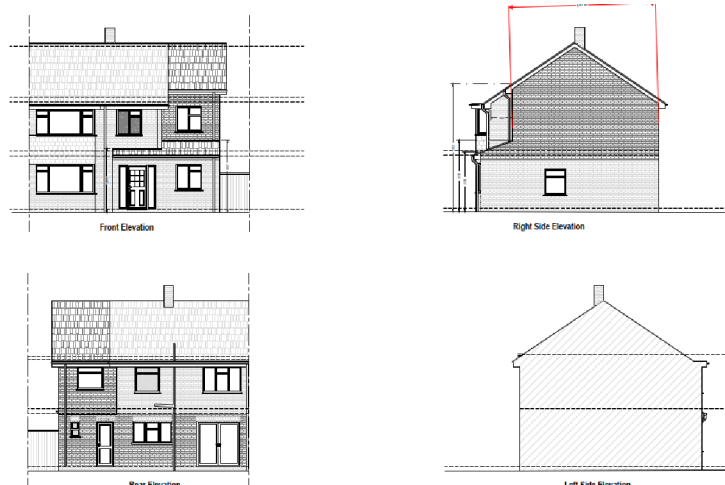
Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. At the time of writing this report a lawful development certificate was under consideration for a proposed single storey rear extension and rear dormer.



There are similar extensions in Ariel Close including a garage conversion which has taken place at 4 Ariel Close, therefore the proposed changes would not harm the character and appearance of the wider area. The garage door will be replaced with a window to match the existing windows, the gap between the ground and sill level will be bricked up using bricks to match the existing.

The first floor extension will be constructed over the existing garage and inline with the main ridge of the original dwelling, the proposed front extension would be set back from the principal elevation by 1m so the demonstrate subservience.



The proposed garage conversion and first floor extension is considered to be acceptably designed and is

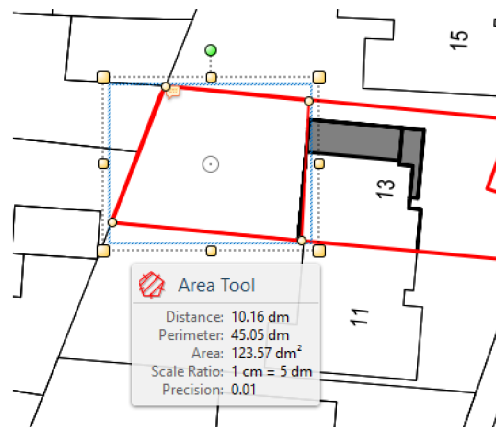
subordinate to the host dwelling. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupier

The proposed bedroom will measure approx. 10sqm which is compliant with the requirements of SPG2-Residential Layout Guidelines 2020.

Post development there will be over 100sqm of garden space which is compliant with the Council's technical standards.

The proposal therefore adequately safeguards neighbouring amenity.



Neighbouring Amenity

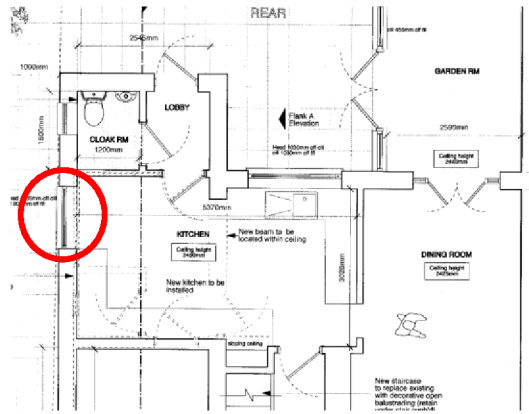
The proposal will result in the introduction of a shower in the rear extension, in order to maintain neighbouring privacy a condition will be imposed to ensure it is obscure glazed and top hung.

The proposal is not liable to impact the adjoining occupier known as No 11 Ariel Close as the development is situated on the northern flank and will not be visible to this property unless they are in their garden areas.

The extension may cause some overshadowing to No.15 Ariel Close, however given that the extension is set away from the boundary and when considering the natural overshadowing that already occurs on balance this is not considered to be materially harmful.

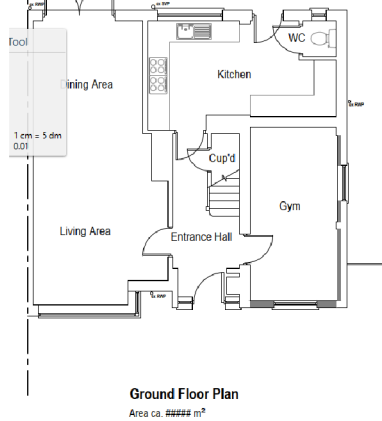
The proposed development does not introduce any additional windows in the flank elevation, however there is an existing window serving the garage which faces No. 15 Ariel Close. At present there are no concerns as it serves a garage, however the proposal would result in a change of use to this room to a gym.

Below is a floor plan of No.15 Ariel Close.



There is a boundary fence which offers some screening between the properties which can be increased in height up to 2m. Furthermore the gym is a secondary living area and as previously mentioned additional screening could be implemented.

Proposed Ground Floor Plan



Site Images



On balance it is considered that the proposal adequately safeguards the amenities of surrounding properties.

Parking and Highways

The application site is served by a small, dropped kerb which leads to the existing garage and the frontage is mostly hard paved. The proposal will result in the loss of a garage whilst introducing an additional bedroom which would increase the parking need.

As per the highways officer's comments, it would be necessary for the applicant to provide an adequate dropped kerb to serve the driveway as the current dropped kerb would likely result in users having to use the footpath to access the drive in the event a vehicle is already parked in front of the garage area.



Should permission be forthcoming a condition would be imposed to ensure that prior to occupation of the extension, an adequate dropped kerb would need to be provided.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	20 th June 2023	Dated:	21 st June 2023