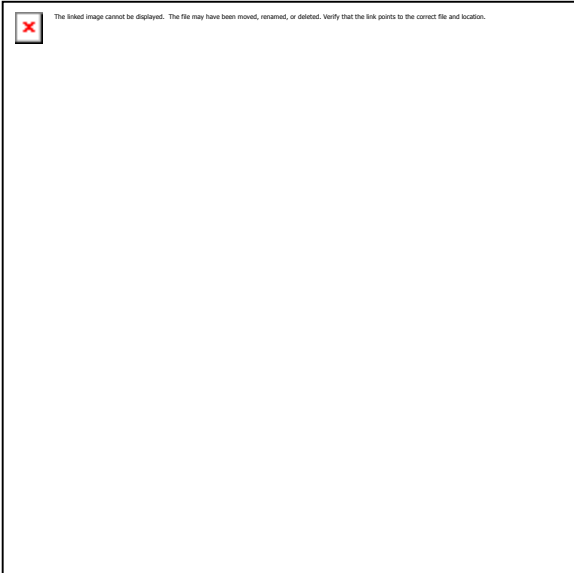




# Delegated Report

## *Householder Planning Application*

**Planning Application No:** 20220191

**Location:** 88 Cross Lane East Gravesend Kent DA12 5HB

**Description:** Demolition of existing garage with the construction of single storey side extension and raise existing low level roof to match existing high level roof (internal alterations)

**Applicant:** Mr Nick Ralph

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

- Planning Application Form;
- Drawing No. P01 Rev P1 – Block Plans (Existing and Proposed);
- Drawing No. P02 Rev P1 – Internal Refurb and Side Extension (Existing and Proposed Elevations); and
- Drawing No. P02 Rev P1 - Internal Refurb and Side Extension (Existing and Proposed Floor and Roof Plans).

### Relevant Planning History

| App. Ref. No. | Description                                                                                             | Status     | Date       |
|---------------|---------------------------------------------------------------------------------------------------------|------------|------------|
| 19870022      | Erection of single storey rear extension to form wc                                                     | Permission | 17.02.1987 |
| 19820541      | Erection of a detached garage at the side and single storey rear extension to form enlarged living room | Permission | 20.10.1982 |

### 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

#### 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

2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;

4 - KCC Parking Standards (2006)

SPD4 - Householder Extensions/Alterations Design Guide (2021)

Technical Housing Standards – nationally described space standard (2015);

#### **Consultations, Publicity and Representations**

##### KCC – Heritage Conservation (E & W)

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

##### Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

##### Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties with an overall consultation period expired on 18<sup>th</sup> March 2022. No representations have been received.

The Ward councillors for Whitehill Ward were also consulted with no comments received.

#### **Analysis**

## Proposal

The application seeks the demolition of existing garage with the construction of single storey side extension and raise existing low level roof to match existing high level roof (internal alterations). The proposed extension would project approx. 3.98m from the principle side elevation, be 10.81m in length and 2.77m in height to the flat roof with a parapet wall to the side. The existing rear conservatory would be altered to have bi-fold doors and roof lantern.

The proposal would result in a study and utility room and reconfiguring of the existing kitchen/diner and conservatory to provide open plan living.

The existing/proposed elevations are below;

*Existing front elevation*



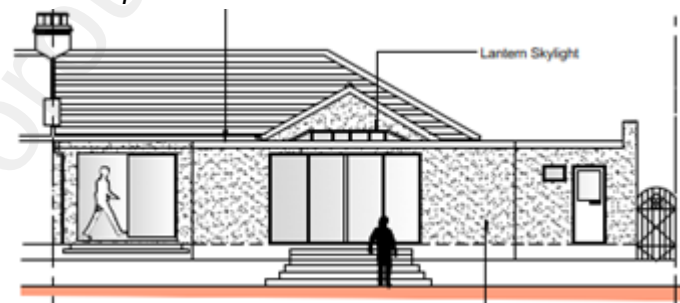
*Proposed front elevation*



*Existing rear elevation*



*Proposed rear elevation*



The application site is within a residential area and, thus, the principle of residential extensions is considered acceptable.

## Design, Character and Appearance

### *Side extension*

The side extension would be highly visible from the streetscene. The existing property is a hip roof single storey dwelling with a detached garage to the side with pitch roof. The proposed extension is a flat roof with parapet wall to the side that would sit high than the eaves of the roof of the host property.

The flat roofed proposed would be at odds with the host property and would unbalance the frontage of the property and the semi-detached pair of properties of which it forms part of. Usually flat roof extensions are considered acceptable when they are to the rear as they are not highly visible from public vantage points, however the proposal would be visible from the streetscene and with a height greater than the eaves, results in an unacceptable addition to the dwelling.



In light of the above, the side extension would lead to a dominant design to the host property and highly visible from Cross Lane East. The combined the flat roof design and location of the extension is considered inconsistent with the Councils Householder/Alterations Design Guide SPD (2021) at paragraph 10.4.

The development would therefore be contrary to Policy CS19 of the Local Plan Core Strategy (2014), Section 12 of the National Planning Policy Framework (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers;

It is not considered that the development would result in a harmful impact to the amenity of future occupiers at the site.

Neighbouring Amenity;

In terms of neighbouring amenity, it is considered that there would be limited impact to the immediate locality.

The proposed side extension would be further away from the common boundary with No. 90 Cross Lane East.

Highways

The proposal would result in the loss of the garage, however it would not result in an increase in the number of bedrooms. The KCC Parking Standards requires that a two bedroom dwelling have two parking spaces. The existing driveway to the front would provide off road parking for one vehicle, therefore the loss of the garage would need to be mitigated. As such the proposal would not accord with the KCC Parking Standards and would be contrary to saved Policy P3 of the Local Plan First Review (1994).

**Conclusion**

The application has been fully considered and is contrary to Policy CS19 (LPCS), Policy P3 (LPFR) and Section 12 of the NPPF (2021).

Therefore the application recommended for refused.

**Recommendation**

Refuse

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

|                      |                             |                     |                                   |
|----------------------|-----------------------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Mrs Amanda Grout            | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       | <i>A Grout</i>              | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 20 <sup>th</sup> April 2022 | <b>Dated:</b>       | <b>21<sup>st</sup> April 2022</b> |

Gravesham Borough Council