



# Delegated Report

## Householder Planning Application

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**Planning Application No:** 20220708

**Location:** 1 The Yews Gravesend Kent DA12 1PA

**Description:** Demolition of rear conservatory and erection of single storey rear extension, and conversion of the integral garage into habitable rooms

**Applicant:** Tracy Batchelor

**Site Visit Date:** Desktop Assessment

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### Submitted Documents/Plans

Application Form Dated 27 June 2022

Drawing no. 22031.01 (Site Location Plan and Existing Block Plan)

Drawing no. 22031.02 (Existing Floorplans, Elevations and Roof Plan)

Drawing no. 22031.03 (Proposed Block Plan) REVISED

Drawing no. 22031.04 (Proposed Floorplans, Elevations and Roof Plan)

~~Drawing no. 22031.03 (Proposed Block Plan) SUPERSEDED~~

~~Drawing no. 22031.05 (Proposed Garage Elevations and Floorplans) SUPERSEDED~~

### Procedural Issue

The application when originally submitted included the erection of a detached garage at the rear and the construction of a new access onto The Turnstones. Upon further inspection it became apparent that the land to the rear of the property was outside of the ownership of 1 The Yews, belonging to Kent County Council. Certificate A was therefore the incorrect certificate to sign as notice should have been served on KCC. As such the application was technically invalid. However after an initial assessment of the application and upon receipt of the comments from GBC Highways Officer, it was considered that this element of the application would not be supported. The Agent was contacted and informed of the issues but advised to remove the garage and access from this application, as the Local Planning Authority is not in a position to issue split decisions. The Agent agreed and revised plans have been submitted and the description amended accordingly. It was not considered necessary to reconsult due to it being a lesser scheme, and the only representation received related to the extension and not the garage.

### Relevant Planning History

None.

### 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)

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

#### Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021).

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

#### GBC Highways

This proposal does give some concerns, not because a garage is lost as there will be two parking spaces still retained on the drive.

The issue is with the proposed garage and its access onto The Turnstones.

Kent County Council give the following guidance in their Vehicle Crossing:- Guidance and Self Assessment

#### **3. Separate entrance and exit**

The general rule is that increasing the number of points on a highway where vehicles turn, increases the potential for traffic conflict. Therefore, applications for two access crossings to a single property, or a second access point where one already exists, will not normally be approved for domestic dwellings unless there is strong evidence that it will add significantly to highway safety.

For such applications to be considered, the applicant will need to show:-

- How a second access will add to the safety of the access arrangements
- Why such added safety cannot be achieved from a single access, or by improving or repositioning an existing access.

Given this will create a second access without any apparent highway benefit it is doubtful that Kent County Council will approve the second access.

The matter is complicated by there being no provision for 2m x 2m pedestrian visibility splays at the side of the drive/back edge of footway. The doors to the garage opening outwards which would appear to result in any vehicle waiting whilst the doors are either opened or closed being parked on street or blocking the

footway to the detriment of the highway users particularly pedestrians. I also have concerns over the vehicular visibility for vehicles emerging from a rear access. Manual for Streets suggests that 43m x 2.4m x 43m are appropriate, although less may be appropriate if the vehicle speed along The Turnstones can be accurately determined. Finally a concrete driveway to the garage is unacceptable without adequate surface water drainage in place to prevent water discharging onto the highway.

As the access does not require planning permission as far as I am able to determine, the garage ideally should be deleted from this scheme and the house alterations determined separately. If required a new application could be considered for the garage if required and this should be dependent on Kent County Council approving the carriage crossover and it being built prior to the submission of any planning application.

#### Neighbouring properties

Seven surrounding properties were consulted and one representation has been received. The comments are summarised below;

- Overlooking from the extension due to the topography of the land into gardens and bedrooms.

The consultation period expired on 22 July 2022 and no further comments have been received.

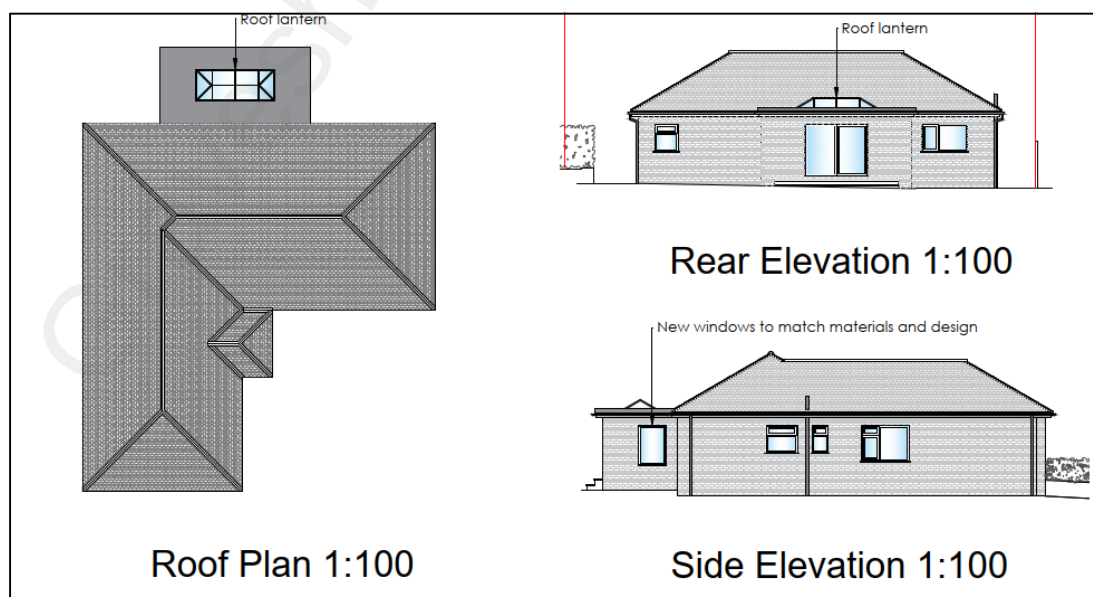
### **Officer's Analysis**

#### Design, Character and Appearance

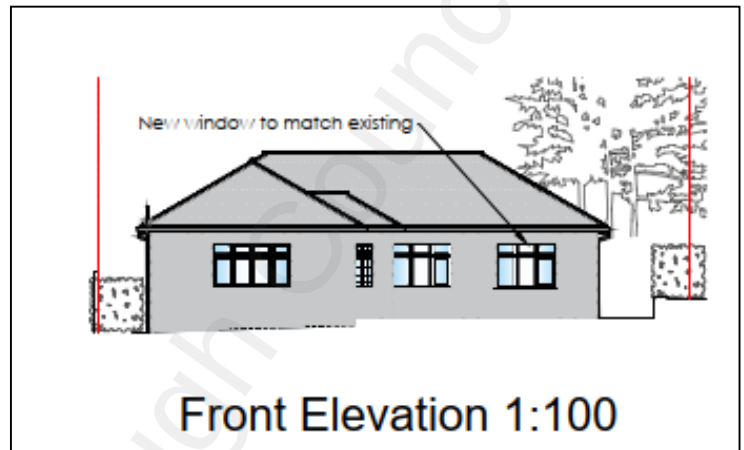
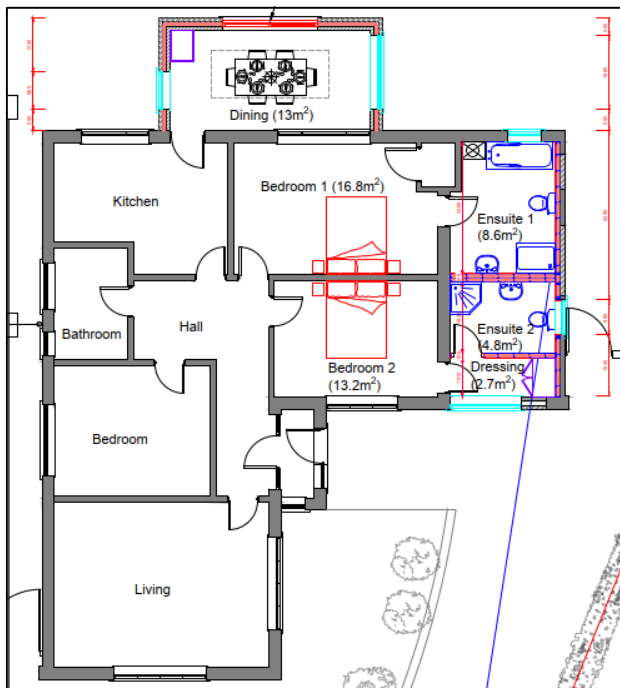
This is an application for the demolition of the existing conservatory and replacement with a single storey rear extension to create a dining room. It also proposes the conversion of the integral garage to provide two ensuite bathrooms. The application when originally submitted also included the construction of a detached garage at the rear and new access onto The Turnstones. However this has since been removed from the application as explained earlier in the report.

1 The Yews is a detached single storey bungalow in use as a single dwelling. There is a driveway to the front of the property large enough for a minimum of two cars.

The property currently has a conservatory which is being replaced by a single storey rear extension in the same location. The footprint of the replacement extension is almost like for like, if a touch smaller. The proposed extension is modestly sized at 2.8m deep by 5.6m wide. It is designed with a flat roof with a roof lantern and centrally located on the rear elevation;



The second element of the application is the conversion of the integral garage into two ensuite bathrooms. The garage door is being replaced with a window to match the existing property, an additional window in the rear elevation, the blocking up of the existing large window on the flank elevation, and the insertion of a smaller window instead;



Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The proposed extension is considered to be well designed and not excessive in size. It is only part the width of the rear elevation which minimises bulk, along with the flat roof. It is a visual improvement on the conservatory it is replacing. The rear of the property is partially visible from The Turnstones to the rear, but is largely hidden by the foliage to the rear which is owned by Kent County Council. The external alterations to the integral garage are satisfactory and do not impact on the wider street scene. It is therefore considered that the proposal is in accordance with the design policies outlined above.

#### Amenity of Future Occupiers

The NPPF (2021) 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 proposal results in the creation of a dining room, and two ensuite bathrooms. These are all appropriately sized and in accordance with the residential layout guidelines. The proposal does result in a bedroom window becoming internal, opening out into the new extension. While this is not ideal, it is the personal preference of the application. Also the current conservatory already obstructs this window. The roof lantern in the extension will maximise light into this bedroom.

The proposal does not result in the addition of any bedrooms and given that proposed extension is no larger than the conservatory it is replacing, there is no impact on the provision of private garden amenity

space.

Overall, the proposed development would provide adequate living conditions for future occupiers and sufficient garden area would be retained. As such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

#### Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties one objection to the proposal was received.

The proposed extension is single storey and designed with a flat roof which by its very nature reduces the potential impact on amenity and there are no issues of overshadowing. It is located centrally on the rear elevation of the property, well away from the neighbouring properties as such there are no issues off loss of light. There are also no privacy issues with the closest neighbour being 25m. Even though windows are proposed in the flank elevation they will not cause any issues due to the distance, despite the concerns raised about topography. The extension also replaces a conservatory which was fully glazed so the extension is an improvement. The windows serving the ensuite bathrooms will be in condition to be obscure glazed.

#### Highways and Parking

The application results in the conversion of the integral garage, and subsequently the loss of a parking space. However the property has driveway which is large enough to accommodate a minimum of two cars, possibly more.

The comments raised by GBC's Highways Officer are no longer relevant due to the garage and new access being removed from this application.

There are no highway or parking issues with this application.

#### Any Other Material Planning Considerations

##### *Historic Landfill Site*

The site falls within the Pine Avenue and Mount Holyoake Historic Landfill Site. As such, the following conditions are required;

- 1. Prior to the commencement of below ground works, details of a gas impermeable membrane should be submitted and approved by the Local Planning Authority. The gas impermeable membrane shall be incorporated within the structure along with a ventilated sub-floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or adequate seals will have to be provided if the membrane has to be breached. The development shall be built in accordance with the approved plans and details.*

**Reason** *In the interest of amenity in the interests of amenity in order to prevent against landfill gas in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

- 2. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.*

**Reason** *In order to protect the amenity of occupiers due to The Sandpipers forming part of the Holyoake Mount landfill development site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

## Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposed extension and garage conversion is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property.

## Recommendation

Permission

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

|                      |                                                                                   |                     |                                    |
|----------------------|-----------------------------------------------------------------------------------|---------------------|------------------------------------|
| <b>Case Officer:</b> | Miss Faye Hobbs                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>                |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                      |
| <b>Dated:</b>        | 17th August 2022                                                                  | <b>Dated:</b>       | <b>18<sup>th</sup> August 2022</b> |