

Delegated Report

Householder Planning Application

Planning Application No: 20240491

Location: 2 Kelso Drive Gravesend Kent DA12 4NR

Description: Erection of a part two storey side and front extension.

Applicant: Mrs Clare Church

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 2140 (Block Plans)
- Drawing No: 2140 (Existing Elevations and Plans)
- Drawing No: 2140 REV A (Proposed Elevations and Plans)

Relevant Planning History

No relevant planning history

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

paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development

- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

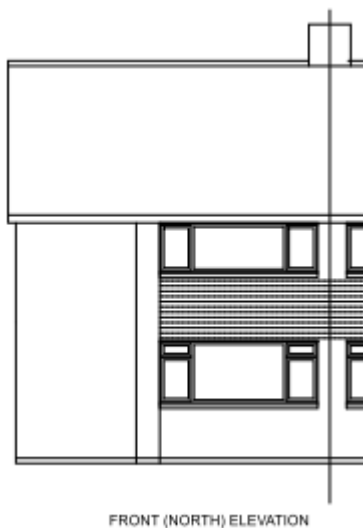
The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 27.06.2024 and no comments were received.

Analysis

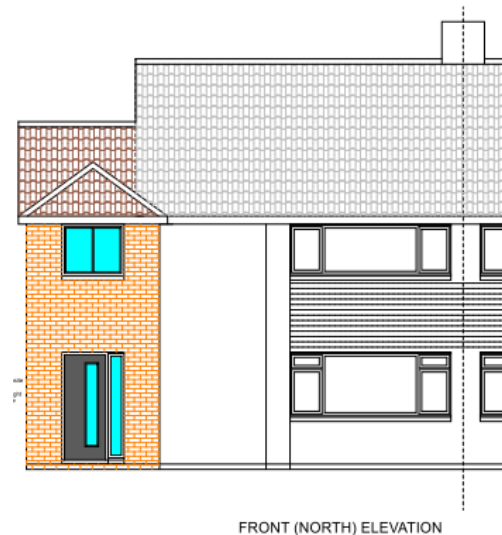
Proposal

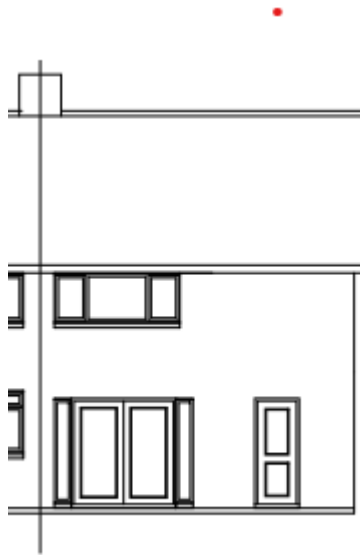
The proposal seeks the erection of a two-storey front and side extension and relocation of entrance into principle elevation. The extension will project 1.5m from the front elevation and span 2.5m, it will have a total depth on the side elevation of 5.8m. The extension will allow for an enlargement to bedroom three at first floor level including an ensuite. It will also allow for a ground floor shower/utility room.

Existing



Proposed





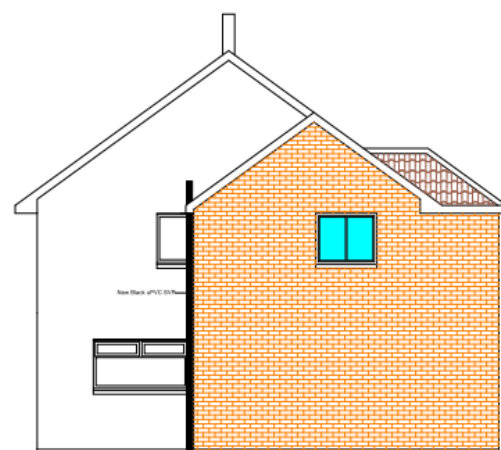
REAR (SOUTH) ELEVATION



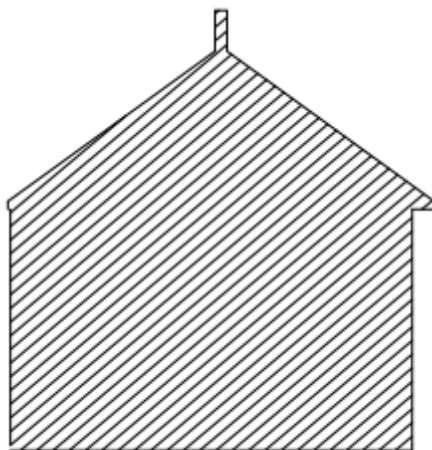
REAR (SOUTH) ELEVATION



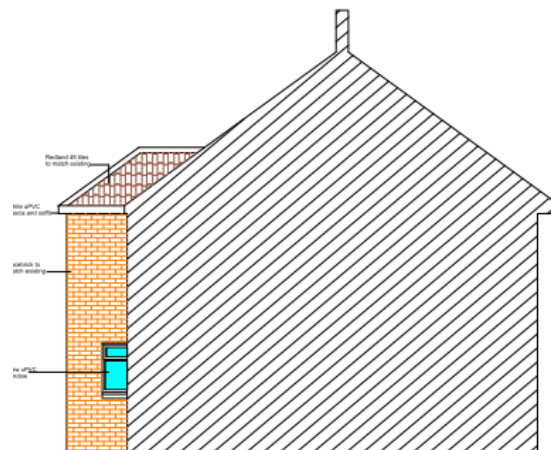
SIDE (EAST) EXTENSION



SIDE (EAST) EXTENSION



SIDE (WEST) EXTENSION



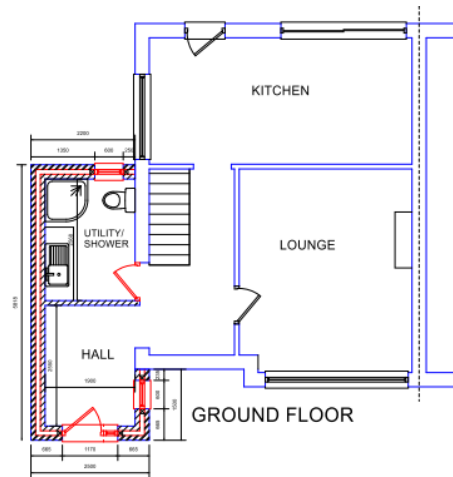
SIDE (WEST) EXTENSION



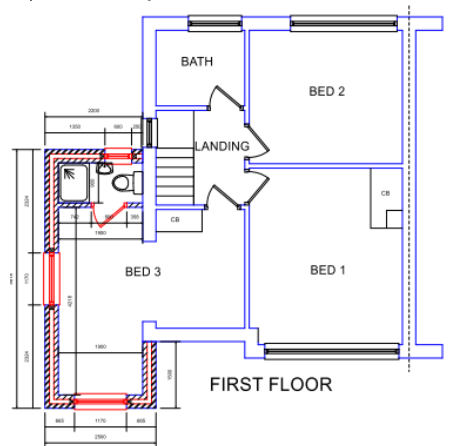
GROUND FLOOR



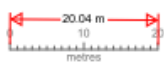
FIRST FLOOR



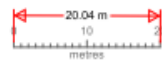
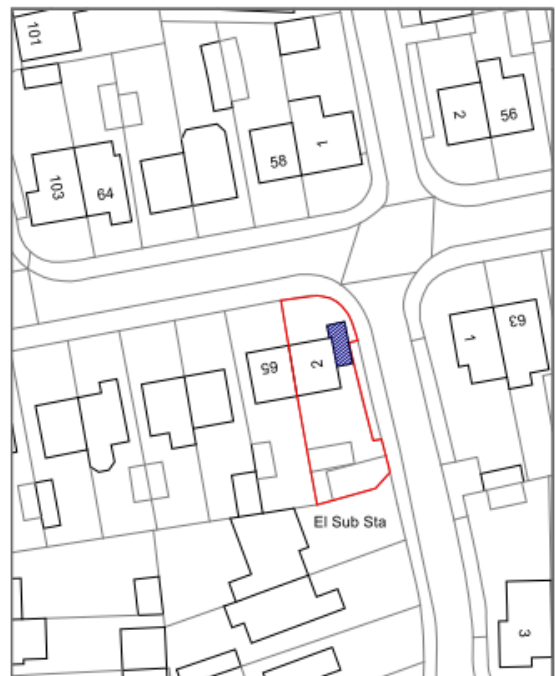
GROUND FLOOR



FIRST FLOOR



EXISTING



PROPOSED

Character and Appearance

The application site is two storey semi detached dwelling situated on a prominent corner plot in the Riverview park estate. The site has not previously been extended.

The proposed development seeks to erect a two storey front and side extension which will allow for a larger third bedroom with an ensuite as well as utility/shower to the ground floor. The proposed extension whilst set down from the main roof is considered to be unsubservient.

Extensions should be set down and set behind the principle elevation, however in this instance the extension will project further forward. It should be noted that this property forms part of a semi, the proposed extension will also have an unbalancing effect which is harmful to the character and appearance of these properties.

Whilst It is acknowledged that there are other two storey front extensions nearby it should be noted that these situations are historical and not reflective of the councils current policies.



Extensions should be designed so not to disrupt the existing building line, in this instance the forward projection will result in a significant two storey front projection which is unacceptable. The extension will also be brought closer to the boundary front the front as the plot tapers in, from the footpath the two storey extension will be overbearing and appear out of character.



The proposal lacks subservience and will unbalance the semi in which it is situated, this is reflective of poor design which is further exacerbated due to being on a prominent corner plot. The proposed extension is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

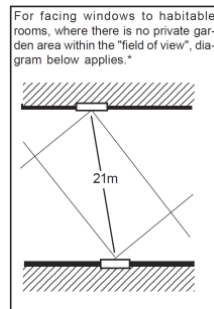
Amenity of Future Occupiers

Post development the proposed bedroom size will be compliant with the council's technical standards, it will also have sufficient light and outlook. The bedroom sizes will not increase and so there is not a requirement for additional amenity space. The proposal is therefore considered to comply with the requirements of SPG2 Residential Layout Guidelines 2020.

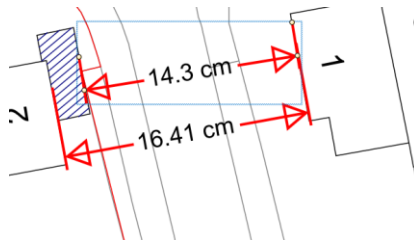
Neighbouring Amenity

The proposed development is not liable to impact light privacy and outlook to the adjoining semi due to its siting.

The proposal will include a first floor window in the flank elevation to serve a bedroom. The application site already has a window in the flank elevation which serves a bedroom and so the proposal will essentially retain this, albeit bring it closer to the boundary. It is noted that there is a bedroom window in the flank elevation of the adjacent corner plot and the council's adopted guidance states:



The proposal will further reduce this gap by 2m



Flank Elevation of No.1 Kelso Drive



The plans show this would be a secondary window to the bedroom which would not constitute a reason for refusal however if permission were forthcoming it maybe something which may be negotiated in terms of ensuring there is a privacy measure imposed by way of non-opening/obscure glazed to protect the adjacent property. Furthermore, all other windows serving the utility rooms/w/c would also be conditioned to be obscure glazed and top hung only.

Parking and Highways

The proposal would not increase the parking requirement on site. There is a garage to the rear, however it is not clear whether this is used for vehicular parking or storage. Regardless this proposal does not raise any concerns related to parking.

Conclusion & Recommendation

This proposal is recommended for refusal owing to the below ground:

The proposal lacks subservience and will unbalance the semi in which it is situated, this is reflective of poor design which is further exacerbated due to being on a prominent corner plot. The proposed extension is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	06.08.2024	Dated:	7th August 2024