

Delegated Report

Householder Planning Application

Planning Application No: 20220606

Location: 5 Cambria Crescent Gravesend Kent DA12 4NJ

Description: Erection of single storey rear extension and retention of outbuilding (Gym and Store)

Applicant: Mr Vasile Tricolici

Site Visit Date: 19th August 2022

Submitted Documents/Plans

- Application Form
- OS Map
- Drawing No: D02 (Existing Elevations and Section AA)
- Drawing No: D04 (Proposed Elevations and Section AA)
- Drawing No: D03 (Proposed Site Plan, Floor Plan and Roof Plans)
- Drawing No: D01 (Existing Site Plan, Floor Plan and Section AA)
- Site Images
- Supplementary Information
- ~~Drawing No: D04 (Proposed Elevations and Section AA)~~
- ~~Existing/Proposed Block 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
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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;
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Local Ward Councillor

No comments received.

Neighbouring properties

The application was advertised by way of letter to 6 surrounding properties. The consultation period expired on 2nd August 2022 and three representations were received.

The main points raised in the objections were:

- Outbuilding already built without permission
- Shed which was on land of outbuilding was demolished and damaged neighbouring properties boundary wall causing several bricks to fall onto a vegetable garden
- Plans show a double door to the west elevation of the building which would face towards a boundary wall
- Proposed finishing of white cladding would cause “considerable glare” and should not be allowed
- Outbuilding exceeds 3m and is 1-1.5m from neighbouring fence
- Sheer size and location of the permanent structure is imposing and dominates every angle when sitting in garden and views from rear windows and impact privacy and enjoyment of residence
- Extension is 3m from foundations of neighbouring property and a survey should be conducted at the expense of the submitting party in line with the party wall act to ensure neighbouring home is not damaged or compromised
- Anomalies on proposed elevations which show doors in west elevation which are objected to due to loss of privacy
- White cladding will cause light pollution
- If roof is finished in white colour this will cause glare to a bedroom
- Demolition of previous outbuilding in November 2021 cause considerable damage to a party wall leaving the wall to be unsightly and unsafe which needs to be repaired/made safe and rebuilt to its original height as part of consent.

It is noted that some of the points raised in the comments do not constitute material planning considerations thus do not fall within the scope of development management. Any concerns relating to Party Walls constitute a civil matter which would need to be remedied by the affected parties, should permission be forthcoming an informative will be included as an advisory for the applicant to consider.

Analysis

Proposal

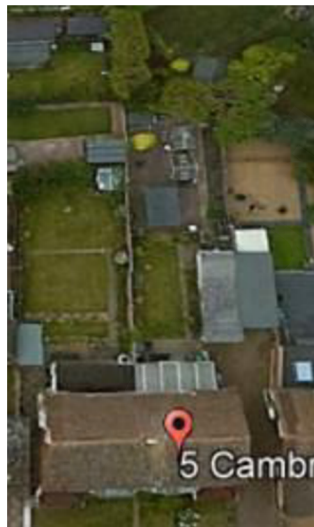
The proposal comprises two elements. The first is for the retention of an outbuilding which has been partially constructed. The outbuilding dimensions are 6m wide x 5m deep and no more than 2.7m high. The proposal shows a double door in the eastern elevation and the outbuilding will be set away from all

common boundaries. The outbuilding will be finished in white cladding on all elevations and a grey fibreglass roof. The outbuilding will be used as a gym/store and include a hard paved patio in front of it

To the rear of the property the single storey rear extension will replace an existing conservatory. The extension will be constructed using bricks to match the existing conservatory, with dimensions of 3.6m deep, 5.7m wide and an overall height of 3.7m. The extension will be finished with a mono pitch roof which will be completed with grey cement tiles and include two roof lights. The extension will also include windows and a bifold in the rear elevation. The extension will allow for a new family room and kitchen.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The rear garden of the site is partially hard paved with some soft landscaping which has been the case prior to the development of the current outbuilding. The site previously appears to have had a shed and some smaller structures on the hard paved part of the garden where the new outbuilding is positioned.



The outbuilding will be constructed slightly above what is allowed under permitted development rules in terms of height (2.7m) as it is not positioned within 2m from adjoining boundaries. Permitted development rules would allow a maximum height of 2.5m for a flat roof outbuilding positioned within 2m of a shared boundary. The outbuilding is not designed with materials to match the host dwelling as would be preferred however the proposed use of white cladding would not cause any material harm as the outbuilding is positioned in a rear garden and is not visible from a public vantage point.

The outbuilding is considered acceptably designed and is not excessive in terms of scale and so this element of the proposal is compliant with CS19 of the Local Plan Core Strategy 2014 and SPD – Householder Alterations/Extensions Guidance 2021.

The single storey rear extension will replace an existing conservatory and will be of a marginally larger footprint. The current conservatory is some 3m deep and the replacement extension will be 3.6m deep, the width of the conservatory will remain, however the height will increase to some 3.7m which is not considered excessive. The extension is acceptably designed in terms of scale and It is noted that an existing window in the flank elevation of the main house will serve a new bathroom due to the reconfiguration of the internal layout, therefore a condition would need to be imposed to protect neighbouring privacy.

The use of a slightly different brick to construct the extension is not considered ideal, however due to the rear positioning of the extension it will not detrimentally harm the character of the main streetscene and furthermore a refusal on this basis is unlikely to be upheld at appeal level.

On balance the proposed rear extension is considered acceptable and compliant with CS19 of the Local

Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed room sizes are compliant with the requirements of Technical Housing Standards – nationally described space standard (2015) and so there are no concerns in this regard. The resultant depth of the garden is also acceptable for a property of this size and there is sufficient amenity space for future occupiers.

The proposal therefore adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposed single storey rear extension is not liable to harm the amenity of No.7 Cambria Crescent as there is a driveway running between both properties which provide adequate distance. However, the proposed change to the internal layout resulting in an existing window to serve a bathroom a condition would be imposed to ensure the window is obscure glazed.

The adjoining property known as No. 3 Cambria Crescent will experience some encroachment from the adjoining extension however a certificate b has been served on this property for this. The extension is marginally deeper and slightly higher than the previous conservatory which was built of brick with a clear plastic roof. Due to the scale of this extension it is not liable to materially harm light, outlook and privacy to No.3 Cambria Crescent and so the single storey extension adequately protects neighbouring amenity.

The outbuilding has been partially erected without the benefit of planning consent and falls slightly outside the remit of permitted development. There have been objections to the proposed use of white cladding which is not liable to result in any material harm to neighbouring properties.

The proposed outbuilding is shown to be no more than 2.7m on the proposed plans which is contrary to the allegation of it exceeding 3m and so it is not deemed to be dominant nor impact on privacy as there are no proposed window or door openings in any of the flank or rear elevation(s). The agent has addressed an error on a previous plan which showed a door opening in the western elevation. In order to further protect neighbouring privacy a condition will be imposed to ensure the outbuilding does not having any further window or door openings other than what is permitted should consent be forthcoming.

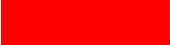
Parking and Highways

The proposal will not impact any existing parking arrangements and so there are no concerns in this regard.

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:	28 th November 2022	Dated:	2 nd December 2022