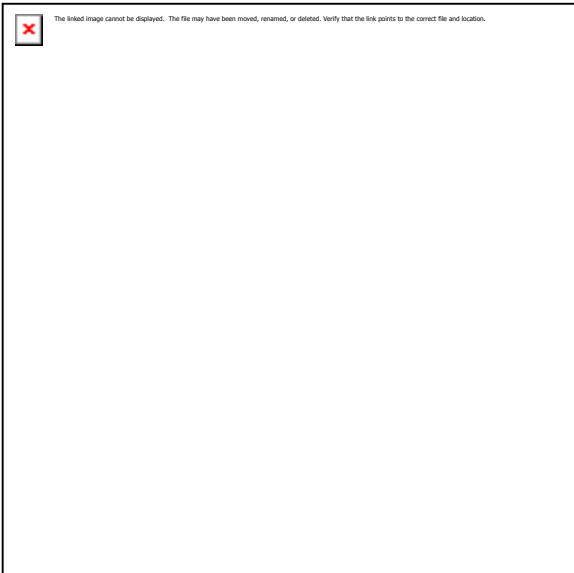




Delegated Report

Householder Planning Application

Planning Application No: 20220018

Location: 91 St Dunstons Drive Gravesend Kent DA12 4BJ

Description: Erection of a two storey side and single storey rear extension.

Applicant: Mr & Mrs Darrel Adams

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Proposed Block Plan;
Drawing No. 01 – Existing Ground Floor Plan;
Drawing No. 02 – Existing First Floor Plan;
Drawing No. 03 – Existing Roof Plan;
Drawing No. 04 – Existing Elevations;
Drawing No. 05 – Proposed Ground Floor Plan;
Drawing No. 06 – Proposed First Floor Plan;
Drawing No. 07 – Proposed Roof Plan; and
Drawing No. 08 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210208	Erection of a two storey side extension	Refused	07.05.2021
19870267	Erection of a wall mounted fence on the front and side boundaries measuring between 2.3m and 2.7m in height	Permission	30.06.1987

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

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

Consultees

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.

GBC - Highways Officer

This property appears to have a significant amount of car parking, unfortunately the area to the front of the dwelling does not meet car parking standards and is discounted as future vehicles owned by the occupiers may be longer than the current ones. I measure the front garden as some 4.7 metres which is less than the preferred 5 metres of SPG4 and even less than the nationally recognised measurement of 4.8 metres. This leaves the car parking at the rear of the property with the garage and the associated space in front of the doors.

The garage will be accepted as parking space as it was presumably provided as such and there appears to be only sufficient space in front of the garage for a single car, although it may be possible two can be accommodated but a dimensioned drawing would be required.. (5.4metres required for two parking spaces between enclosed boundaries, I measure slightly less at approximately 5.3 metre).

For a four bedroom property the expectation to comply with guidance would be to provide two parking spaces and this can be achieved if the garage is retained as a parking space. I therefore have no objections, but a secure cycle parking space should be provided for the extra bedroom and this can be within the garage, to comply with the requirements of SPG4.

Neighbouring properties

11 surrounding properties were consulted with an overall expiry date of 20th May 2022. No comments have been received.

Officer's Analysis

Background

A previous application for the *erection of a two storey side extension* (Ref. 20210208) was refused in 2021 for the following reason;

The proposed development, as a result of its size, height, design, and siting, would appear overly prominent and visually dominating within the street scene, resulting in harm to the character and appearance of the host property and surrounding area. The proposal would not be subservient in the context of the form, bulk, and scale and massing of the existing property. The proposed development is therefore in conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework (2019).

The main differences between the refusal proposal and the current is that the current scheme projects a further 750mm from the principle side elevation, is the full depth of the main property which would have an eaves height that matches the host dwelling, and includes a single storey rear element that would join the existing single storey rear projection.

Previous Refused Proposal (Ref. 20210208)



Current Proposal



In terms of the existing single storey rear extension, there does not appear to be any planning history relating to this, however it appears to have been in situ prior to 2006.

2006 Satellite Image



Site Description

The application site is a two storey semi-detached, 3no. bed, dwelling located within the urban area of Gravesend. The property benefits from parking to the front with detached garage to the rear with additional parking in front.

The surrounding area is residential in character, with properties being similar in architectural design. The crescent to which the application property sits are all matching in design with none of the properties being extended to the side at two storey. The application property itself is located on a prominent corner plot where the prevailing character is open with a clear building line within the surrounding streetscene.



Proposal

The proposal seeks permission for the erection of a two storey side and single storey rear extension. The extension would project 2.99m from the existing principle side elevation, be 8.29m in length, 5.24m in height to the eaves and 9.19m to the ridge. The single storey rear extension would project 2.14m the rear, be 2.99m wide and 3.2m in height to the eaves with a pitch roof. The proposal would provide a new entrance hall, store, toilet, utility and study on the ground floor and a new bathroom, extension to existing bedroom 3 and additional bedroom.

Design, Character and Appearance

With regards to the two storey side extension proposed, this would be in line with the existing principle front elevation and would have the same eaves and ridge height.

The Householder Design Guide SPD (2021), paragraph 10.5, maintains that extensions should be

subservient to the host building by lying behind the main front building line. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. Therefore, given the scale of proposal, it would appear as an over dominant and unsubservient addition to the western flank wall and would fail to comply with paragraph 10.5 of the Householder Design SPD (2021).

The single storey rear extension in terms of height or projection would be acceptable, however it would project of the proposed two storey extension and therefore is unacceptable by association.

There is an established building line with the corner properties being set in from the side boundaries by a minimum of 6m. The proposed two storey side extension would be set closer to the boundary and only inset by 3.47m (measured from the front), resulting in the erosion of the building line and resulting in a detrimental impact on the character of the area.



Overall, it is considered that the proposed two storey side extension has not been sympathetically designed to the location and design of the property and would result in a detrimental impact on the host property and the on the visual amenity and character of the area.

The proposal is considered to be an inappropriate addition in terms of design, location, size and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would fail to accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and fails to comply with paragraph 10.5 of the Householder Design SPD (2021).

Amenity of Future Occupiers

The Residential Layout Guidelines SPD2 (June 2020) maintains that a dwelling of 4 bedrooms or more should have a minimum private amenity space of 100sq.m and a minimum of 10m garden depth. The retained garden area would measure 162.4m², with a depth of 15.36m. Therefore the private amenity space retained at the site would exceed the minimum standard there is no objection in this regard.

Therefore, the proposal would accord with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Neighbouring Amenity

The two storey side extension would be located to the side and would be set over 20m away from the properties on opposite side of St Dunstons Drive. Therefore, due to the distance to the nearest property and path of the sun, the proposal would not result in a loss of outlook, overshadowing, loss of light or privacy.

There would be no habitable room windows located on the proposed flank walk.

As such and in terms of amenity, the proposal would accord with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Highways and Parking

The proposal would result in one additional bedroom, altering the property to a 4-bed dwelling. The KCC Parking Standards (2006) states that a 4-bed dwelling should have 3 spaces. The existing and proposed plans shows two parking spaces to the front, together with the existing garage to the rear and an additional space in front of the garage. With a depth of 5m and width of 6.93m, two cars could be accommodated without overhanging the front footpath. Whilst the rear parking only shows one space in front of the garage, with a width of 5.38m, it has the potential to allow for an additional space to the rear. Together with the existing garage, the property has a parking provision of up to 5 cars and as such accords with the standard. As such the proposal would result in sufficient parking provision for the property which would meet the KCC Parking Standards (2006) and would accord with Policy CS11 of the Core Strategy 2014 and Policy P3 of the Gravesham Local Plan First Review (1994). The proposals have not included any secure cycle storage which could be secured via condition. However, as the application is being recommended for refusal, this is not considered relevant at present.

Conclusion

The application has been fully considered and it is recommended that planning permission be refused for the following reason;

By virtue of the location, design, size and scale, the proposed two storey side extension is considered to be unacceptable, as it is a dominant and un-subservient addition to the application property, resulting in the erosion of the building line and loss of open character of the corner plot, that is considered to be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and paragraph 10.5 of the Householder Extensions/Alterations Design Guide SPD, October 2021.

Recommendation:

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	27 th May 2022	Dated:	27th May 2022

Gravesham Borough Council