



Delegated Report

Planning Application

Planning Application No: 20211372

Location: 34 Dogwood Close Northfleet Gravesend Kent

Description: Change of use of land to side to be part of residential curtilage and erection of a two storey side extension with rear balcony and single storey rear extension.

Applicant: Ms Lisa Eccleston

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form (with Certificate A signed)
- Site Location, plan no. 21-027-DW-001;
- Site Block Plan, plan no. 21-027-DW-002 rev A;
- Proposed Site Block Plan, plan no. 21-027-DW-003 rev B;
- Existing Floor Plans Ground, plan no. 21-027-DW-100;
- Proposed Floor Plans Ground, plan no. 21-027-DW-112;
- Existing Floor Plans First, plan no. 21-027-DW-101 rev A;
- Proposed Floor Plans First, plan. no. 21-027-DW-121;
- Existing Floor Plans Roof, plan no. 21-027-DW-102 ev A;
- Proposed Floor Plans Roof, plan no. 21-027-DW-122;
- Existing Elevation West Facing, plan no. 21-027-DW-200 rev A;
- Proposed Elevation West Facing, plan no. 21-027-DW-210 rev A;
- Existing Elevation East Facing, plan no. 21-027-DW-202 rev A;
- Proposed Elevation East Facing, plan no. 21-027-DW-212 rev A;
- Existing Elevation South Facing, plan no. 21-027-DW-201 rev A;
- Proposed Elevation South Facing, plan o. 21-027-DW-211 rev A;
- 2x photos of side extensions in the surrounding area;
- 1x aerial photo of garage owned by applicants;
- Planning Statement by BW Architecture, dated November 2021;
- Google Maps photo of no. 30 Dogwood;
- 34 Dogwood Close, Appendix A (photograph selection).

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- 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.

National Planning Policy Framework (2021)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 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;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received.

GBC Highways – No objection, although queried the ownership of the land.

The Environment Agency – No comment.

Neighbouring properties

7 surrounding properties were consulted and 2 objections were received. The consultation period ended on 10/12/2021.

Objections summarised:

- *Objection to the rear balcony and potential overlooking;*
- *Loss of privacy;*
- *Out of character;*
- *Development would restrict the width of the footpath;*
- *Excessive overshadowing.*

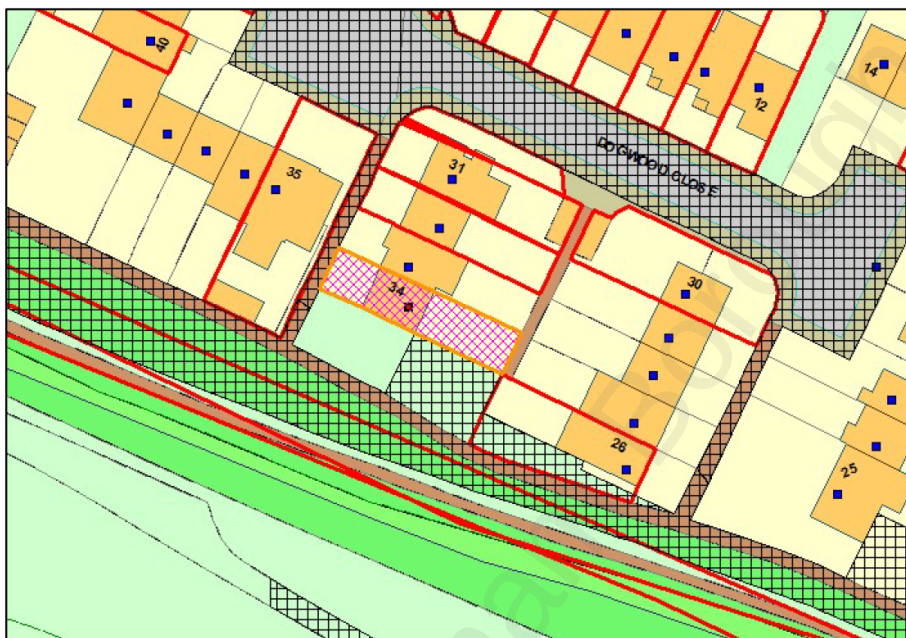
Officer's Analysis

Principle of Development

The application site is an end terraced property with the southern flank wall adjacent to an open plot of land partially within the applicants ownership and partially KCC Highway land. A footpath leading from Dogwood Close to the north, wraps around the site towards the front of the site and then eventually the southern elevation leading further south east.

As the site is within a residential area, the principle of residential development is deemed acceptable.

However, the entirety of the site is not within the applicants ownership and, hence, not strictly within residential development. The matter of ownership will be addressed later, however, the land south of the flank wall of no. 34 Dogwood Road is not currently within residential use and part of the land along the south eastern corner is KCC Public Highway land (the area in black hashing adjacent to the rear garden of no. 34 Dogwood Road).



Therefore, as the land south of the flank wall of no. 34 Dogwood is considered open space then paragraph 99 of the NPPF is relevant, which states;

'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

Policy CS13 of the Gravesham Local Plan (LPCS) also maintains;

'The Council will seek to make adequate provision for and to protect and enhance the quantity, quality and accessibility of green space, playing pitches and other sports facilities, in accordance with an adequate, up

to date and relevant evidence base.'

In light of the above, the details supplied with the application does not adequately demonstrate there has been a sufficient assessment to demonstrate the land to be built upon is surplus to requirement and/or the loss of open space would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Therefore, in terms of residential extensions within a residential area, the proposal would be acceptable. However, in terms of satisfying the requirement of the NPPF para. 99 and Local Policy CS13, the proposal fails to provide appropriate assessment.

Design, Character and Appearance

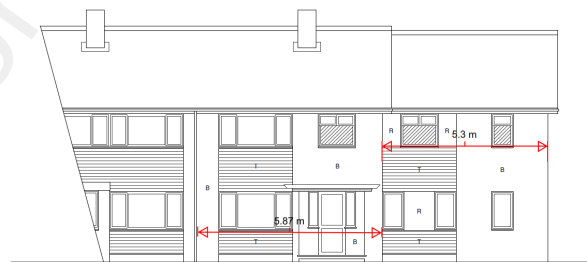
The proposed two storey side extension would extend approximately 5.3m from the southern flank wall which is set back from the front wall but still appears as a separate dwelling, as the host property measures approximately 5.87 in width. Evidently, the side extension fails to represent a subservient addition to the host property would add significant bulk and massing to the flank elevation.

The following images compare the existing elevations with the proposed in terms of the additional bulk, scale and massing proposed.

Existing front elevation



Proposed front elevation



The Householder Design Guide SPD (2021), paragraph 10.5, maintains that the width of two storey extensions should be subservient to the host building and setback from the front wall of the host building. The Householder SPD (2021) seeks to encourage side extensions that contribute to the positive local character. Therefore, given the scale of proposal, it would appear as an overdominant addition to the southern flank wall and, furthermore, given the 5m projection from the southern flank the open space between the flank wall of no. 34 Dogwood Close the adjacent footpath would become significantly enclosed and could have a negative impact on the pedestrians using the adjacent path and significant reduces the amount of natural surveillance in this area.

There is also a single storey rear extension proposed which projects beyond the rear wall of the main dwelling by approximately 2m which effectively extends the kitchen area and creates additional utility space. A front extension is also proposed, but this is not considered to be out of character as the adjoining terraces also have a front porch. The design and scale are appropriate.

Therefore, the application is contrary to CS19 of the adopted Gravesham Local Plan Core Strategy (2014), paragraphs 126 and 130 of the NPPF (2021) and fails to comply with paragraph 10.5 of Householder Design SPD (2021).

Amenity of Future Occupiers

The Residential Layout Guidelines SPD2 (June 2020) maintains that for a dwelling of 4 bedrooms or more should have a minimum private amenity space of 100sq.m and a minimum of 10m garden depth. Clearly, for a large dwelling with 4 bedrooms, the private amenity space retained at the site would be sufficient for the number of units proposed.

Therefore, the proposal would not be detrimental for future occupants of the dwelling with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Neighbouring Amenity

A Juliette balcony is also proposed to the rear of the side extension at first floor and neighbours were concerned with the potential overlooking as a result. However, as the balcony does not project beyond the rear wall and would be approximately 10m/12m from the shared rear boundaries at no. 26/28 Dogwood Close. Thus, it is not considered there would be significant harm in terms of loss of privacy/overlooking.

In terms of the front elevation, it is not considered there would be significant loss of privacy or overlooking since the side extension does not project any further forward of the existing building line of the host property. The side elevation would be approximately 9m from the property fronting the site.

A front extension has been proposed as part of the applicant, but not mentioned on the description

Highways and Parking

The Highways Officer has been consulted in relation of the site and raised no objection to the application. However, as the application is being recommended for refusal, this is not considered relevant at present.

Other Matters

It is noted that the applicant has supplied photos of other two storey side extensions within the locality (i.e. 47 Mulberry Road and 58 Kemsley Close), presumably to support the current application. However, with regards to the latter the site had a side extension for a single storey garage in 1987 and a first floor side extension in 1991. These are clearly historical applications and the current application has been considered against the most recent Local Plan and Design SPD (2021).

There is also the matter relating to the site ownership. During the course of the application process, it became apparent that south eastern corner of the site is not within the applicants ownership and, in fact KCC Public Highway land. Therefore, the applicant has signed the incorrect certificate of ownership.

It is acknowledged that pre-application advice has been sought for the proposed development, but it is not considered that proposal adequately addresses concerns mentioned in the discussions prior to the application stage.

Conclusion & Recommendation

The scale of the side addition to the southern flank wall and being two storey and is considered unacceptable, in design terms.

The application is recommended for refusal.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
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Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	31st December 2021	Dated:	31 December 2021

Gravesham Borough Council