

Delegated Report

Application No: 20220021

Location: 87 Lower Higham Road, Gravesend DA12 2NQ

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

Applicant: Mr Bal

Site Visit Date: Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 14 January 2022.

Drawing no. DR-301 rev P2 (existing block plan) received 12 January 2022.

Drawing no. DR-300 rev P7 (proposed block plan) received 12 January 2022.

Drawing no. DR-251 rev P5 (proposed elevations sheet 2) received 12 January 2022.

Drawing no. DR-250 rev P5 (proposed elevations sheet 1) received 12 January 2022.

Drawing no. DR-202 rev P5 (proposed roof plan) received 12 January 2022.

Drawing no. DR-201 rev P7 (proposed first floor plan) received 12 January 2022.

Drawing no. DR-200 rev P7 (proposed ground floor plan) received 12 January 2022.

Drawing no. DR-151 rev P6 (existing elevations sheet 2) received 12 January 2022.

Drawing no. DR-150 rev P6 (existing elevations sheet 1) received 12 January 2022.

Drawing no. DR-102 rev P6 (existing roof plan) received 12 January 2022.

Drawing no. DR-101 rev P6 (existing first floor plan) received 12 January 2022.

Drawing no. DR-100 rev P6 (existing ground floor plan) received 12 January 2022.

Drawing no. DR-050 rev P7 (OS plan) received 12 January 2022.

Relevant Planning History

20200703	Erection of a two storey front and side extension and single storey rear extension.	REF	18.09.2020
20080571	Demolition of existing garage and erection of two storey side, two storey front and single storey rear extensions to form garage, utility room, kitchen and porch at ground floor level with bedroom, ensuite shower room/wc, enlarged bathroom and enlarged bedroom at first floor level and construction of	PER	15.08.2008

bay window at front ground floor level.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) 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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Housing Standards Policy Statement (1st October 2015)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by site notice and individual letters to two neighbouring properties. No letters of representation have been received.

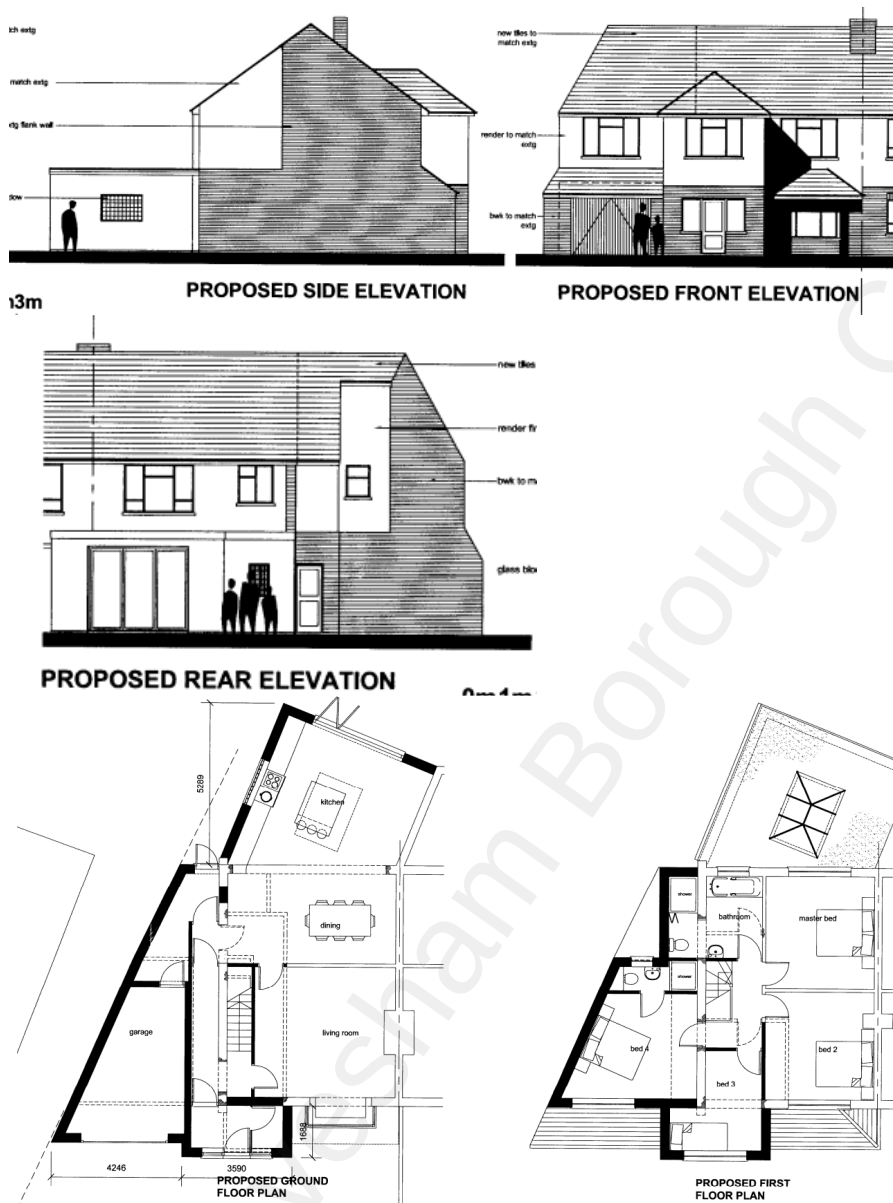
Analysis

Proposal

This application seeks planning permission for the erection of a two storey front extension, two storey side extension and single storey rear extension.

Background

Planning permission was previously granted for two storey side, two storey front and single storey rear extensions under application 20080571. The previous application is similar to the current proposal but did not include a two storey front extension at the side of the existing property, and the rear extension was not as deep:



Following on from this a more recent application seeking permission for the erection of a two storey front and side extension and single storey rear extension under reference 20200703 was refused for the following reason:

The design of the proposed two storey front/side extension is considered to be unacceptable, as it is an un-subservient and dominant addition to the application property that is considered to be detrimental to the character and appearance of the property itself and the street scene in general. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 124 and 127 of the National Planning Policy Framework 2019.

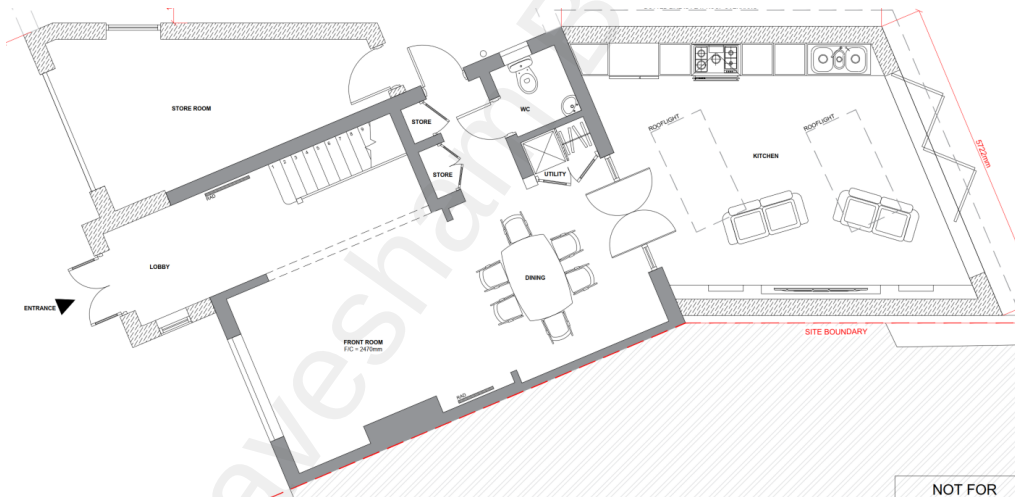
Refused front:



Refused rear:



Refused floor plan:



The amended plans now show:

Front

Rear



The single storey rear extension remains the same at 5.858m in projection and 5.722m wide. It will have a flat roof at approx. 3.2m high as before.

The two storey side extension will project approx. 3.3m to the side and will be approx. 4.7m deep (the previous application showed a projection of 5m to the side). It will be the same height as the original dwelling and will have a pitched roof. The previous application also showed the front extension projecting further forward of the original dwelling by approx. 1.2m which has now been removed and shows the extension in line with the original front elevation.

The two storey front projection will project approx. 1.7m to the front and will be 2.5m wide. It will be approx. 6.3m high with a pitched roof (same as the previous application).

Internally, the property will have a lobby, kitchen and store room at ground floor and four bedroom at first floor.

Character and Appearance

The application site is a two storey semi-detached house located in an area mixed with varying styles and ages of residential properties, together with commercial and community uses.

Whilst it was appreciated that planning permission for similar extensions has been granted for the property, the changes made in 2020 to what was previously approved were considered much less subservient. In this instance in particular, the proposed two storey side extension had become less subservient as it was shown to project forward of the main front wall of the original dwelling at the

side by over 1m, which together with the proposed front gable, was considered to dominate the appearance of the original property, and unbalance this pair of semi-detached houses, which currently sit unobtrusively set back within their plots.

The adjoining property has also been extended two storeys to the side (there is no related planning history but it has been in situ for more than 4 years, as can be seen from historical Google Earth imagery) but the extension is in line with the front and rear building lines.

The proposed two storey side extension is now shown flush with the front elevation of the original dwelling and subsequently the width has been reduced. This is more in keeping with the scale of the original dwelling and the extension at the neighbouring property. No objection was raised to the two storey front extension in either previous application and no concerns are now raised to this.

With regards to the single storey rear extension, whilst slightly deeper than previously approved, it would be at the rear and therefore not visible from any public vantage point, and would also not be dissimilar to other single storey rear additions at neighbouring properties. It is therefore considered acceptable in design terms.

The proposed extensions are considered in keeping with the character and appearance of the street scene and host dwelling and therefore accord with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Amenity

The only neighbouring property likely to be affected by the proposal would be No. 85 to the west, which is an end of terrace property with no windows in its flank.

As a result of the position and angle of the application property within its plot adjacent this neighbour, the proposed side extension would largely be positioned adjacent the main two storey flank wall and outrigger of No. 85. There would therefore be no overshadowing or loss of privacy to this property as a result of this proposal.

Whilst overall the proposed single storey rear extension is quite deep, it would only be 0.5m deeper than the previously approved extension. The height would not be excessively over that of the 2m high permitted development allowance for boundary treatment. Google Earth also shows an existing single storey rear addition that has an existing impact. As a single storey extension with a flat roof, it would not be considered to cause any significant loss of light or privacy, or have any particular dominant impact on neighbours at the rear.

However, it would be considered appropriate to condition the use of the flat roof element of the rear extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.

Overall, subject to the above condition, it is considered the proposal would have an acceptable

impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

There would be an increase in the number of bedrooms at the property by 1 as a result of the proposal (from 3 to 4). However, the property does have the benefit of existing off-street parking, and would appear to be able to accommodate the requisite increase in the number of parking spaces from 2 to 3 on the existing driveway. It is therefore considered that there would be no additional parking impact from the proposal. There have also been no objections in this regard. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy.

Conclusion

The proposed extensions will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 7 March 2022.	Dated: 9 th March 2022