



Delegated Report

Householder Planning Application

Planning Application No: 20220650

Location: 32 Mead Road Gravesend Kent DA11 7PP

Description: Erection of first floor rear extension.

Applicant: L Mepstead

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14/06/2022;
Drawing no 0144-EX-00 (OS Plan and Block Plan – Existing);
Drawing no HSS_2022_003 (Floor Plans and Elevations – Existing); and
Drawing no HSS_2022_004 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220652	Application for a Lawful Development Certificate in respect of the proposed erection of a first floor rear extension	Withdrawn	27.06.2022

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

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

Consultations, Publicity and Representations

Consultees

GBC Highways

Gravesham's adopted car parking guidance is for a maximum and no minimum number of spaces, this advice is however dated and is no longer supported by central government. It is therefore appropriate to use the Kent County Council as Highway Authority guidance in the form of Interim Guidance Note 3 Residential Parking. Here for a suburban environment the difference between a two and three bedroom property is half a space. So in isolation there is no requirement to provide additional parking. There is however a requirement to provide a secure cycle parking space to comply with the requirements of SPG4 of one cycle space per bedroom.

Neighbouring properties

The application has been advertised by way of individual neighbour letters with a consultation expiry date of 19.07.2022.

6 surrounding properties were consulted and two letters of representation were received.

One raised the following concern:

- Loss of privacy.

This will be addressed in the neighbouring amenity section of this report.

A second comment received was in support of the application.

Officer's Analysis

Design, Character and Appearance

32 Mead Road is a two-storey terraced house located on the eastern side of Mead Road. There is an existing single storey extension to the rear of the property.



The application proposes the erection of a first-floor rear extension above the existing ground floor extension. The extension will have a sloping pitched roof with a maximum height from ground level of 6.16m, a depth of 3.8m and a width of 2.5m.

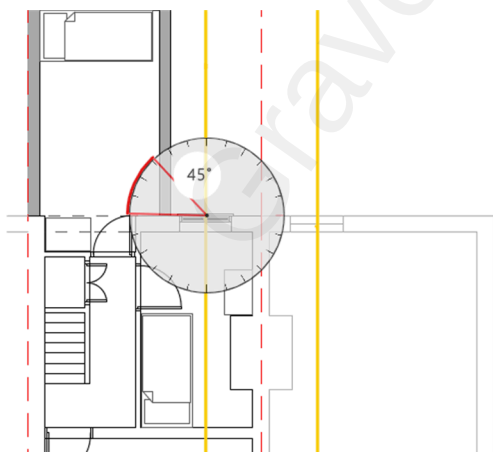
The extension will create space for a third bedroom. There will be one window to the rear elevation and it will be constructed using matching materials to the main dwelling. The proposal will be set back from the existing ground floor out rigger

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The application proposes the provision of a third bedroom with an area of 7.73 m² which complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020).

The application proposes the extension to be constructed next to an existing first floor window, serving a bedroom. Gravesham's RLG state that any proposed first floor extension should not measure higher or wider than a 45 degree angle from existing habitable windows as this may result in an unacceptable loss of outlook. The extension proposed in the application substantially fails to comply with this guideline, as shown below, and would therefore have a detrimental effect on the outlook of the existing first floor bedroom window.



Therefore, the detrimental effect in outlook for the existing first floor window is contrary to Policy CS19

(LPCS) and Section 12 (NPPF).

The proposal introduces a third bedroom to the main dwellinghouse. Gravesham's RLG state that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m. The garden, post-development, will have a useable area of 28.52m² and a depth of 5.29m, which is substantially below the recommendations of the RLG.



The substandard amenity space for a three-bedroom property is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Therefore, the detrimental effect in outlook for the existing first floor window and the substandard amenity space for a three-bedroom property are both contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

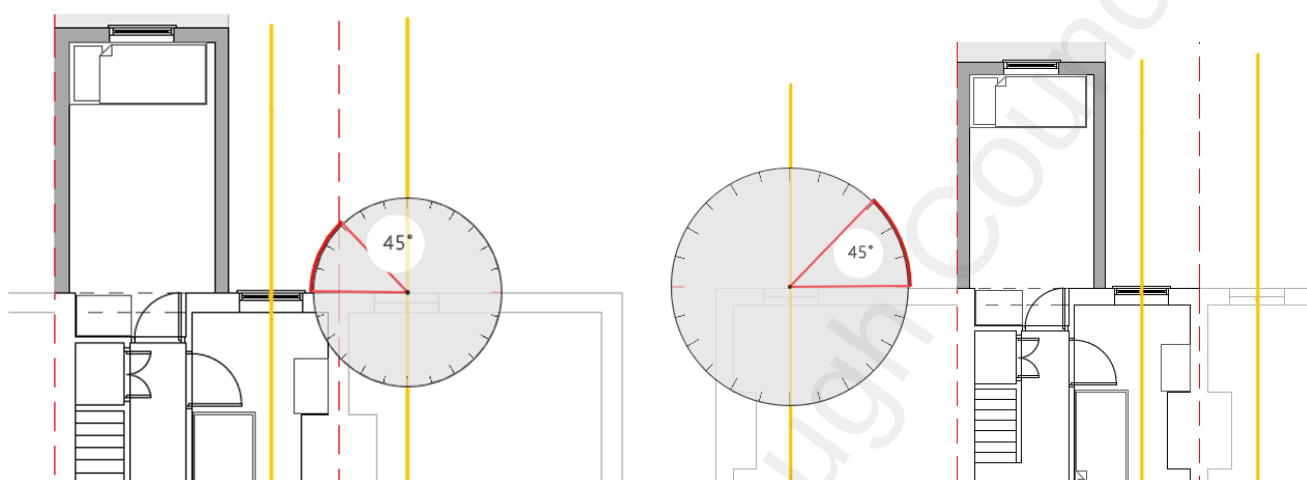
A letter of representation was received in relation to the loss of privacy, however, there are no windows in the flank elevation and as a result there is limited harm to the adjacent neighbours at no. 30 and 34 Mead Road. Therefore, there may be a degree of overlooking from the new first floor window from the increased depth of the first floor, however, it is not considered there would be significantly more overlooking/loss of privacy than the existing first floor window.

The properties facing opposite the application site, at the rear, all have a part two storey rear extension and the first floor extension could harm overlooking to the properties at the rear at Singlewell Road. The distance between the proposed first floor rear extension and the first floor rear additions to the properties at Singlewell Road, particularly no. 97 & no. 99 Singlewell Road, are effectively closer to the rear windows of these properties.

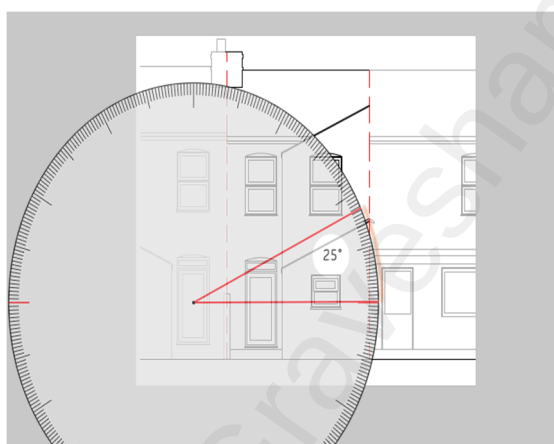
Gravesham's RLG advises that a 21 metre distance between the windows of habitable rooms that face each other. The site plans submitted do not make it clear what distances would be to the first floor windows, but having reviewed properties on Rightmove, it would appear the first floor windows in the rear additions are bathrooms which are likely to be obscure glazed. The distance from the proposed first floor addition and the rear ground addition measures approximately 18 metres. The first floor of the properties at Singlewell Road are setback slightly, so it is likely the proposed rear addition would have limited impact to properties along Singlewell.

The existing dwelling is a mid-terraced property. There are habitable windows located to the rear elevation of attached neighbouring properties known as 34 Mead Road and 30 Mead Road, at both ground and first floor level.

Gravesham's RLG state that any proposed first floor extension should not measure higher or wider than a 45 degree angle from any habitable neighbouring window as this may result in an unacceptable loss of outlook. The extension proposed in the application fails to comply with this, as shown below, and would therefore have a detrimental effect on the outlook of the neighbouring first floor windows.



Gravesham's RLG also state that any proposed first floor extension should not measure higher than a 25 degree angle from existing habitable neighbouring windows as this may result in an unacceptable loss of daylight. The extension proposed in the application fails to comply with this guideline, as shown below, and would therefore have a detrimental effect on the daylight of the neighbouring ground floor window.



Therefore, the detrimental effect to the outlook and daylight of the neighbouring amenity is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

The application proposes to create a third bedroom. Whilst there is no opportunity to provide any off-road vehicular parking at the property, if the Local Authority were minded to permit the application,

evidence for a secure cycle parking space to comply with the requirements of SPG4 of one cycle space per bedroom would be required.

Conclusion & Recommendation

The proposal would have a detrimental effect to the outlook of the existing first floor window and would fail to provide a high standard of amenity space for future users. Therefore, the proposal conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The proposal would also have a detrimental effect to the outlook and daylight for the neighbouring amenity. Therefore, the proposal conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Planning permission is therefore refused.

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	17 th August 2022	Dated:	19th August 2022