

Delegated Report

Householder Planning Application

Planning Application No: 20221247

Location: 124 Darnley Road Gravesend Kent DA11 0SN

Description: Erection of a single storey wrap-around rear/side extension, construction of no.2 dormers in the rear roofslope, conversion of the roofspace to form habitable rooms and extension of the existing vehicular crossover

Applicant: Mr Davinder Chhatwal

Site Visit Date: Site Visits undertaken previously (30.08.22 and 20.10.22)

Preliminary Matters

The agent was emailed on 10.02.23 following his request to be provided with comments supplied by Gravesham's Conservation Officer. As part of the correspondence, the agent was given the opportunity to amend the plans to improve the appearance of the proposed frontage in line with comments received. Revised plans were received on 21.02.23 and accepted by the local Planning Authority with an extension of time agreed until 02.03.23.

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement with Heritage Statement (received on 23.11.22);
Supplementary Information – Materials – Proposed (received on 23.11.22);
Supplementary Information – Covering Letter (received on 23.11.22);
Drawing No. 1237RS-0001-03 – OS Plan;
Drawing No. 1237RS-0002-03 – Site Plan – Existing;
Drawing No. 1237RS-0003-02 – Site Plan – Proposed;
Drawing No. 1237RS-0102-04 – Ground and First Floor Plan – Existing;
Drawing No. 1237RS/PA/0127 REV 5 – REVISED Ground Floor and First Floor Plan – Proposed;
Drawing No. 1237RS-0128-04 – Second Floor Plan – Proposed;
Drawing No. 1237RS-0403-02 – Sun Path Studies and Light Diagrams;
Drawing No. 1237RS-PA/0103 – Second Floor Plan – Existing;
Drawing No. 1237RS/PA/0250 – Elevations – Existing;
Drawing No. 1237RS/PA/0275 REV 4 – REVISED Elevations – Proposed;
Drawing No. 1237RS/PA/0401 - 3D images – Existing;
Drawing No. 1237RS/PA/0402 – 3D Images – Proposed;
Drawing No. 1237RS/PA/0404 – Revised Proposed View;
Drawing No. 1237RS/PA/0276 – Contextual Elevations – Proposed; and
Drawing No. 1237RS/PA/0004 REV 01 - Hard and Soft Landscaping Details – Proposed.

Superseded Plans

~~Drawing No. 1237RS/PA/0275 – Elevations – Proposed;~~
~~Drawing No. 1237RS-0127-04 – Ground Floor and First Floor Plan – Proposed;~~
~~Drawing No. 1237RS/PA/0403 – Sun path Studies and Light Diagrams;~~

~~Drawing No. 1237RS/PA/0002 Site Plan Existing;~~
~~Drawing No. 1237RS/PA/0003 Site Plan Proposed;~~
~~Drawing No. 1237RS/PA/0102 Floor Plans (Ground and First) Existing;~~
~~Drawing No. 1237RS/PA/0127 Floor Plans (Ground and First) Proposed; and~~
~~Drawing No. 1237RS/PA/0128 Floor Plans (Second) Proposed.~~

Plan Note

Some of the plans and documents make reference to the proposed timber picket fence boundary treatment. For the avoidance of doubt, this has been superseded by the dwarf wall and railings as shown on the revised plans and the proposal will be assessed as such. This does not affect the determination of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220860	Demolition of lean-to conservatory and erection of single storey wrap-around rear/side extension together with second floor dormer extension to rear.	Refused	03.10.22
19740218	Erection of a garage and formation of a vehicular access.	Permitted	13.08.1974

Planning History Note

The below conditions were included on the decision notice for 19740218.

(ii) The area shown on the submitted plan as a car parking and turning area shall be kept available for such use and no permanent development, whether permitted by the Town and Country Planning General Development Order 1973 or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved car parking and turning space.

(iii) The garage hereby permitted shall be used for the accommodation of private vehicles only.

The reasons for the imposed conditions are:

(ii) That the development without provision for adequate accommodation for the parking or garaging and turning of a private motor car or cars is likely to lead to car parking and reversing onto the public highway inconvenient to other road users and detrimental to amenity.

(iii) In order to safeguard the amenity of the occupants of the adjoining dwelling houses.

Information and plans have been received as part of this application to address parking provision for the property. This will be assessed below.

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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- T5 – Access to the Identified Highway Network
- TC7 – Other Archaeological Sites

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
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - 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);
- 19th Century Suburban Conservation Area Management Plan; and
- Darnley Road Conservation Area Character Appraisal (2009).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC – Conservation Officer

Originally the houses in this road had front boundary walls and railings, over time there have been incremental changes that have removed the front boundary walls to create off street parking. At numbers

116 and 118 the boundary walls partly survives as well as the brick piers with stone copings; a single parking bay is provided whilst retaining some semblance of the original front boundary and railings. The conservation area appraisal notes the detrimental appearance of the loss of boundary walls and off street parking on the front garden areas. The incremental loss of boundaries and proliferation of forecourt parking compounds the harm to the conservation area.

The application differs from the previous 20220860 in that it is proposed now to widen the dropped kerb, currently shared with 126, to the front parking area, which will remove the planting area (now replaced with gravel). The gravel area would have originally been planted to maintain a partial screen of parked cars on the front forecourt. The proposal will result in the loss of the planting area and increase the number of cars parked on the forecourt. This will result in further harm to the street scene and is contrary to the objectives set out in the conservation area appraisal. As a result this part of the proposals is contrary to local and national policy and cannot be supported.

GBC – Highways Officer

I have no highway objections, providing the garage or similar structure is retained for the storage of 6 cycles to conform to the requirements of SPG4.

Neighbouring properties

A site notice was displayed on 17.01.23, the application was advertised in the paper on 12.01.23, seven surrounding properties were consulted, and one response was received. The overall consultation period expired on 10.02.23.

The response received raised concerns such as :

- Overshadowing
- Loss of light
- The picket fence/boundary treatment is out of keeping with the local area

These are material planning considerations and will be assessed in the Conservation Area, Design, Character and Appearance and Neighbouring Amenity sections of this report. As aforementioned above, the proposed plans have been altered and the picket fence boundary treatment is no longer part of the proposal.

Officer's Analysis

Preliminary Matters

This application follows refusal of application 20220860 for the demolition of lean-to conservatory and erection of single storey wrap-around rear/side extension together with second floor dormer extension to rear on 05.08.22 on the following grounds:

1. The proposed single storey rear/side extension is not subservient to the existing dwelling by virtue of its size, footprint, fenestration design and appearance resulting in an incongruous addition that does not integrate well or is sympathetic to the existing property. As such the development is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).
2. The proposed dormer is large, bulky, overwhelms the roof slope, and interrupts the eaves of the property. This, along with the proposed wraparound extension, would result in overdevelopment

of the site. The dormer would be an incongruous addition by virtue of inappropriate material (profiled metal) and lack of set back which results in the property having a three storey appearance from the rear. As such, the development is in contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

3. The proposal increases the number of bedrooms whilst indicating only one viable parking space, which is considerably below recommendations within SPG 4 - KCC Parking Standards (2006) and represents overdevelopment of the site contrary to Policies CS11 (Transport) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014).
4. The proposed development fails to safeguard the amenity of a neighbouring property by virtue of the depth and positioning of the extension which would cause a sense of enclosure, loss of outlook and detrimental loss of light. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

It therefore stands to be assessed whether this application overcomes the previous grounds of refusal.

Officers Analysis

124 Darnley Road is a two storey semi-detached dwellinghouse with rooms in the roof. The property is located to the West of the highway and lies within the Darnley Road Conservation Area. The frontage is hard paved, and there is a side access that leads to a detached (disused) garage in the rear garden.



Proposed Development

The existing rear conservatory has been demolished and this application proposes the erection of a single storey wrap around rear/side extension, the construction of dormers in the rear roof slope and an extension of the vehicular crossover with associated alterations to the front garden to facilitate additional parking.

The dimensions of the development are listed below:

<u>Wraparound Extension</u> • Depth (max) 12.10m • Width (max) 6.00m • Height 3.05m	<u>Pitched Dormer</u> • Width 2.20m • Depth 3.94m • Height 2.72m
<u>Second Dormer</u> • Width 2.10 (approximately) • Depth 1.91m (approximately) • Height 2.05m	<u>Proposed 3D View to Rear</u> 

Existing Elevations  2 Front (east) Elevation 1:100	Proposed Elevations  2 Front (east) Elevation 1:100
 4 Rear (west) Elevation 1:100	 4 Rear (west) Elevation 1:100

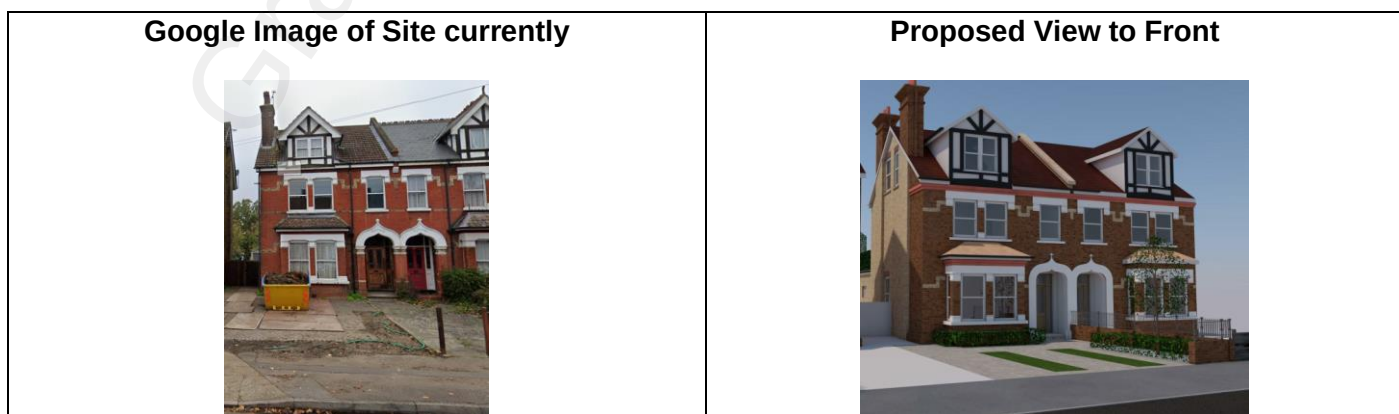


The single storey extension would create space for internal layout changes including the formation of a guest bedroom, shower room, separate WC and utility room on the ground floor. The first floor plans show one of the small bedrooms will form a dressing room for bedroom 3. At second floor level, the dormers would make space to increase the size of bedroom 5 and create headroom. The existing garage/access is unsuitable for a modern car and will therefore be maintained as a pedestrian access with the garage to provide cycle storage. The proposed alterations to the frontage including the extension of the vehicular crossover will provide off-street parking for two cars.

Impact on the Conservation Area

The site is located within the Darnley Road Conservation Area and as such the principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Darnley Road Conservation Area. As such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The conservation officer raised concerns with the proposal for the frontage as submitted. As such, revised plans were provided to improve the appearance of the frontage and reinstate some positive traditional features typical of the conservation area in former times.



As shown above, the garden is already hard paved. The proposal includes replacement of this hard surface area with block paving, Grasscrete and soft landscaping. Furthermore, there is an introduction of boundary treatment to include dwarf wall and black railings. These alterations are welcome and will help soften the appearance of the hardstanding area. As such, the proposed development is considered to be positive and improves the appearance of the current frontage, within the conservation area.

The proposed extensions are located to the rear of the property and would be unlikely to be seen from the public vantage point. The plans indicate no changes are proposed to the front elevation of the dwelling itself, and a ramp to assist with front door access will be removable. Overall, it is considered the proposed development would enhance the character and appearance of the Conservation Area.

As such, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2021).

Design, Character and Appearance

Proposed Single Storey Rear/Side Wraparound Extension

The proposed wraparound extension remains large, however both the width and height has been reduced following refusal of 20220860. In addition, the extension has been set away from the shared boundary with No.122 by 0.50m. The bulk of the side (south) elevation has been broken up by a recess that will also serve as a bin store for the property.

The proposed materials for the single storey rear/side wraparound extension include London stock buff bricks, black rainwater goods, white upvc doors and windows, all to match the existing dwelling. The materials for the extension are considered acceptable as they are to the rear/side of the property and the development would be unlikely to be seen from the public vantage point.

Rear Dormers

Following refusal of 2022080, the dormer windows have been designed more sympathetically to the existing dwelling. The dormers are set down from the roof ridge and above the eaves of the existing dwelling. The dormer cheeks will use lead/slate mid grey GRP and the roof tiles will match the existing. As such the proposed external materials are acceptable. Furthermore the dormers are not considered to overwhelm the roof slope.

Parking Area and Access

The proposed parking area within the frontage will provide sufficient space for two cars. A removable ramp will also provide step free access to the front door.

Landscaping

The plans and application form indicate an ornamental Fuchsia tree would be removed in the rear garden to make space for the development. The tree does not benefit from a Tree Preservation Order, however it is in the conservation area. It is noted a proposed cherry tree is shown within the frontage as a replacement to mitigate the loss of the tree. Further soft landscaping is proposed within the frontage to include two planting beds and a Grasscrete area. As aforementioned in this report, the proposed changes to the frontage, such as the soft landscaping, boundary treatment and new paved area is considered to provide a positive contribution to the street scene and is an improvement of the existing frontage.

Overall, the resubmission is considered to overcome previous grounds of refusal 1 and 2 in accordance

with Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed room sizes comply and exceed Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020). In addition, the RLG (2020) sets out the minimum garden area and depth requirements post development. For this property, the garden area should be 100.00sqm and depth should be 10.00m. The proposed block plans show the garden depth would be approximately 33.44m and area would be approximately 208.20sqm (not including the garage), and therefore would comply with the guidance. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

As aforementioned in this report, a neighbour has raised concerns with the development in terms of the picket fence boundary treatment that was originally proposed, loss of light and overshadowing. The proposed picket fence has been altered to a dwarf wall with black railings. As per the previous sections within this report, this is considered to be an improvement and is more in keeping with the sites conservation area setting. Potential loss of light and overshadowing will be assessed below.

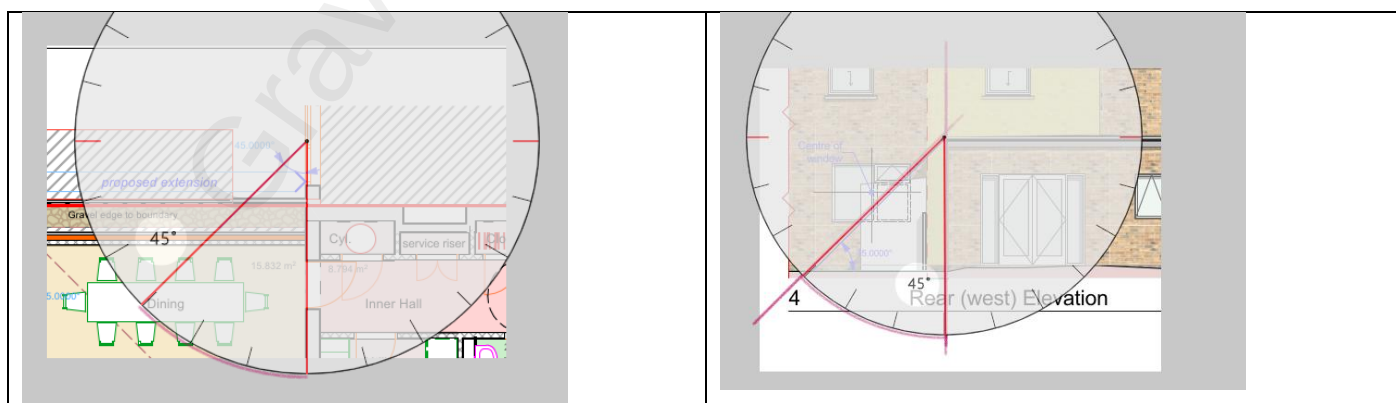
In terms of outlook, the development is single storey, and is set away from both 122 Darnley Road and 126 Darnley Road. As such it is considered there will not be an impact on neighbouring outlook.

There are no new windows and doors proposed in the north elevation facing number 122. The extension would introduce a new door and windows in the south elevation facing number 126, however one of the windows will be obscure glazed, and the existing boundary treatment would provide a screen between the properties. Therefore, there is not considered to be a detrimental effect on neighbouring privacy.

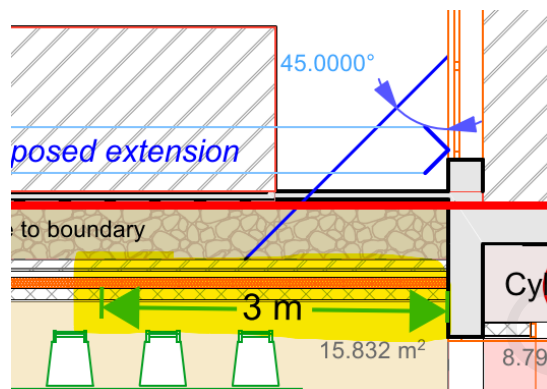
In terms of light and overshadowing, the proposal is not considered to cause a detrimental loss of light or overshadowing to number 126 as it is located south of the site, and there will be a gap between the properties that would be maintained, post development.

The agent has provided a document showing Sun Path Studies and Light Diagrams that show the impact of the development on No.122. notwithstanding this, the impact will be assessed using the 45 degree rule below.

The neighbour closest to the extension 122 has a rear kitchen window 0.85m from the flank wall of the extension. The 45 degree measurement has been taken from both plan and elevation drawings. The tests undertaken are shown below:



As shown above, the floor plan does demonstrate an impact on the window, however the elevation shows the extension will not cause detrimental loss of light or overshadowing above the centre point of the window. Furthermore, a similar extension, 3.00m in depth could be constructed under permitted development rights for householders without the benefit of planning permission. As indicated on the below snip, a 3.00m extension would also have the same impact on the window, according to the floor plan.



As such, a deeper extension would cause no further detrimental loss of light or overshadowing than a 3.00m extension that could be constructed without planning permission. Furthermore, the plans show the extension would be set away from the shared boundary with number 122 by 0.50m and, following refusal of 20220860, the height of the extension has been reduced by 0.71m.

Overall, the proposal overcomes reason for refusal 4 and is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

The development will provide two car parking spaces in accordance with SPG 4 - KCC Parking Standards (2006) and Gravesham's Highways Officer raises no objections. Cycle storage will be provided within the disused garage. The decision can be conditioned to ensure any soft landscaping within the 2.00m pedestrian visibility splays do not exceed 600mm in height in accordance with highway safety. As such the proposal has overcome reasons for refusal 3.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposed development would be unlikely to be impacted by this constraint.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Biodiversity

The proposal includes soft landscaping within the frontage which is a positive contribution to biodiversity in accordance with policy.

Historic Landfill

The site is within the Nine Elms Historic Landfill buffer zone and as such, the decision will be subject to a condition relating to a watching brief.

Conclusion

Overall, the development is considered subservient to the existing dwelling, it will use appropriate external materials and is subservient to the existing dwelling. The development will provide adequate off-street car parking and the improvements to the frontage would enhance the character and appearance of the conservation area. Moreover, the development protects the amenity of future occupiers and neighbouring properties.

The application has been fully considered and is in accordance with local and national planning policy.

As such this application overcomes the previous grounds of refusal and it is recommended that planning permission is granted.

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24 th February 2023	Dated:	28th February 2023