



Delegated Report

Householder Planning Application

Application No:	20220689
Location:	87 Vigilant Way, Gravesend, Kent, DA12 4PJ
Description:	Erection of a two storey front extension - joint application with (89 Vigilant Way).
Applicant:	Mr & Mrs Brisley
Site Visit:	22 nd August 2022

Submitted Documents/Plans

Application Form - 24/06/2022;
Site Location Plan (scale - 1:1250);
Existing Block Plan (scale - 1:250);
Proposed Block Plan (scale - 1:250);
Drawing no. 81005-10 - Existing Plans and Elevations;
Drawing no. 81005-11 - Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
19540471	Composite development of land	PERMITTED	05.06.1957
19540111	Composite development of land	NO DECISION NOTICE	05.06.1957

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 22nd July 2022.

Procedural Note

The two storey front extension proposed has been described as a joint application with the neighbour, with an identical development proposed at no. 89 Vigilant Way (ref. 20220690). Although similar, these applications have not been submitted as a joint application within the same redline boundary. However, the design of the proposed extensions mean that it would not be possible to construct a single extension without altering the design. Moreover, a condition could be attached to ensure that both extensions are constructed in conjunction with the other. Nevertheless, the neighbour's extension is a material consideration and if that extension cannot be constructed, for whatever reason, an amendment would be required.

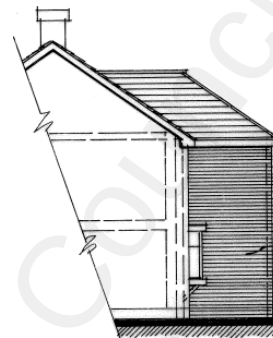
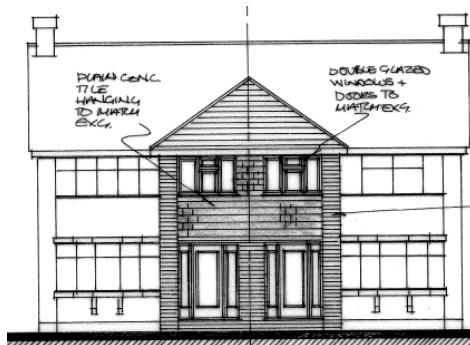
Officer's Analysis

87 Vigilant Way is a two storey semi-detached property located on the western side of the highway. The property has not previously been extended but benefits from a detached garage at the rear and has space for two off-street parking spaces on the frontage.



This application is a joint application with the neighbour (89 Vigilant Way) for the erection of a two storey front extension. The front extension will have the following dimensions:

- Depth - 2.52m
- Width - 2.5m
- Height (max) - 7.25m
- Height (eave) - 5.35m



The extension will create space for an entrance porch at ground floor and an enlarged bedroom at first floor. The entrance will be on the front elevation, with a high-level flank window on the ground floor and a forward facing window on serving the bedroom at first floor.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

Gravesham's Householder Design Guidance SPD (2021) states that front extensions change the character of the building and can negatively impact the appearance of the street scene, however that high level of design quality is required with the main features of the property preserved.

The SPD does not reference two storey extensions, and therefore the proposed development would be poor design by virtue of their scale and harm to the character of the area. However, a number of other properties have similar two storey front extensions within the Riverview Park estate and as such the proposed extension would not be out of character with the surrounding area. Moreover, the proposed front extension is considered to be good design, is not excessive in size or depth, is subservient to the building and is set-down from the ridge.

Overall, the proposed extension is in keeping with numerous other developments within the street scene and wider estate. It is not excessive in size, is subservient and will be constructed using matching materials to the main dwelling. Therefore, the application is in accordance with Policy CS19 (LPCS) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development.

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties in terms of privacy, loss of light, sense of enclosure or outlook. Overall, the proposed extension would be safeguard the amenity of

neighbouring properties in accordance with Policy CS19 (LCPS) and Section 12 (NPPF).

It is important to note that there would be concerns with the proposed extension if it was not submitted as a joint development, and designed in a way that requires the neighbour's extension to be constructed at the same time. If the extension was submitted in isolation, it would be close to the bedroom window, resulting in poor outlook and a sense of enclosure, as well as unacceptable overshadowing of that bedroom by virtue of the application property being located to the south of the neighbour.

Parking and Highways

There are no parking or highway issues related to this proposal. The parking space on the front of the property and an additional space is available in the garage, which accords with Gravesham's adopted parking standards (SPG4) (2006).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed extension is not excessive in size or bulk, will be constructed using matching materials and is not out of character with other front extensions within the street scene. The application has been submitted as a joint development with an identical front extension at the neighbour, and will be conditioned to ensure that they are built in conjunction with the other. This serves to mitigate any potential impact on neighbouring amenity, which will be safeguarded through a joint development. There are no impacts on future occupier amenity or parking and highways.

Therefore, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd August 2022	Dated:	23rd August 2022