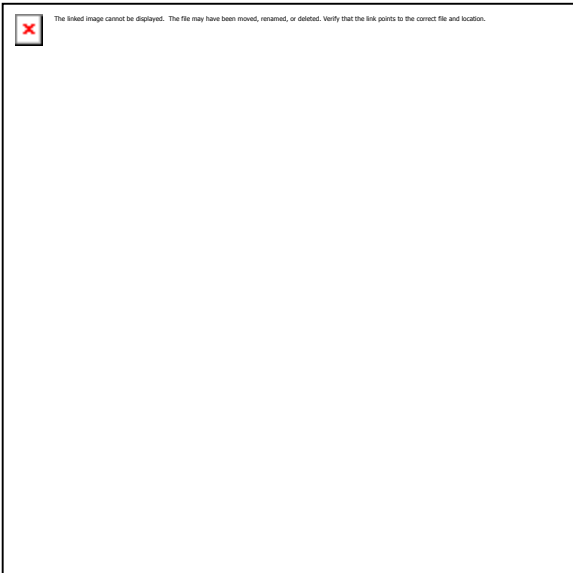




Delegated Report

Householder Planning Application

Planning Application No: 20211537

Location: 17 Jellicoe Avenue Gravesend Kent DA12 5HU

Description: Erection of a two storey rear extension and a front porch.

Applicant: Mr Foysol Miah

Site Visit Date: 16/02/2022

Submitted Documents/Plans

- Application form;
- Location Plan;
- Block Plan
- Proposed Block Plan;
- Drawing no. ICON-105-P1 – Existing Floor Plans
- Drawing no. ICON-105-P2 Rev. A – Proposed Floor Plans;
- Drawing no. ICON-105-P3 – Existing Elevations; and
- Drawing no. ICON-105-P4 – Proposed Elevations.

Relevant Planning History

None.

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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design guide (2021)
- Technical housing standards – nationally described space standard (2015).

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

6 surrounding properties were consulted with an overall consultation expiry date of 14 January – no responses received.

Officer's Analysis

The application site consists of a two storey end of terrace dwelling. The proposal is for a part two storey part single storey rear extension and front porch.

The Householder Extensions/Alterations Design guide (2021) sets out that proposals for two storey rear extensions should consider the surrounding context and ensure that the depth of the extension does not dominate the original property which can cause the site to appear overdeveloped and cause long dark internal spaces to be formed. The height can significantly impact on neighbouring amenity so they should generally not be built up to site boundaries with neighbouring gardens/properties. The width should not be greater than the width of the original building. Roof designs should reflect with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character. External facing materials should match the host dwelling. Windows in flank elevations should be avoided. The 45 degree rule will be used to assess the impact of the extension on neighbouring light/outlook. Adequate garden space should be retained.

The two storey extension would be 6m in depth, 6.7m in width and 3.3m in height with a flat roof with sky lantern. The first floor element of the extension would be 2.8m in depth, 3.9m in width and 3.7m in height

on top of the flat roof of the single storey element (extension would be 7m in height overall). The extension would have bi-folding doors in the front rear elevation at ground floor level and a window in the rear at first floor level. There would be no windows in either side elevation. The extension would be faced with render and roof tiles to match the existing.

The principle considerations are:

- Design, Character and Appearance
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highway Safety

Design, Character and Appearance

The extension at ground floor level would be fairly deep being as deep as the host dwelling (6m). It would have a flat roof which although not entirely in keeping with the host dwelling would limit the prominence of this 6m deep ground floor element of the two storey extension proposed. A flat roof at single storey level is considered acceptable on the rear of properties. It is also noted that the applicant could potentially construct a 6m deep single storey rear extension under the prior approval process which would be subject to neighbour consultation within that process. In this case there have been no neighbour comments received on the application so it is mindful to consider that should a prior approval application be submitted for the ground floor extension alone such an extension may not require prior approval. The ground floor level of the extension would be set in 0.72m from the eastern flank of the dwelling and there would be a long rear garden retained (22m). Therefore although deep the ground floor element of the proposed two storey extension is not considered sufficiently harmful in design terms to warrant a refusal.

The first floor element of the extension is well designed being centrally located in the rear elevation and set in from the western flank of the dwelling by 1.7m and the eastern flank by 1.8m. It would be of modest width and depth (3.9m width and 2.8m depth) with a hipped roof which is in keeping with the host dwelling and would be set down sufficiently from the ridgeline. Fenestration at ground and first floor would respect that of the host dwelling and materials would match the host dwelling.

The front porch would be a modest addition measuring 1.3m in depth, 2.2m in width and 3.9m in height to the top of the pitched roof. It would have a front door with two glazed panels either side and no openings in either flank elevation. The porch is considered acceptable in respect of its appearance and design and would be in keeping with the character of the host dwelling and would also therefore not impact on the streetscene.

Overall on balance the proposed two storey rear extension is considered to be in keeping with the scale and character of the host dwelling and in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The property would retain a rear garden area and depth which would exceed the minimum standards as set out in SPG2 (it would be 22m depth and 193 sq. m).

As well as the proposed extension the proposal also involves the reconfiguration of the first floor. The original proposed floor plans showed two bedrooms which were undersized for double bedrooms (double beds were shown) as set out in the Technical housing standards. This was in relation to the front most bedroom in the original dwelling and the bedroom in the extension. The agent was advised that as such these rooms could only be single bedrooms and revised plans would need to be received to show them as

single bedrooms only (i.e. with single beds in). The agent has submitted a revised plan on this basis which shows both of those bedrooms as single bedrooms. The front most bedroom would be 9 sq. m and the bedroom in the extension would be 8.4 sq. m which both exceed the minimum standards for a single bedroom.

In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed single storey element of the extension would exceed the 45 degree line from the nearest neighbouring window at ground floor level in the rear of no. 19 Jellico Avenue (lounge) on plan but not on elevation; as it does not fail both it is considered this denotes that there would be no undue overshadowing or loss of light to this window. The first floor element of the two storey extension due to its set in from the boundary with no. 19 by 1.7m and its fairly modest depth of 2.8m means that it would not infringe the 45 degree line from the nearest windows in the rear of no. 19 at either ground floor (lounge) or first floor (bedroom) either on plan or elevation, thereby denoting no impact on these windows in terms of overshadowing or loss of light. There are no windows proposed in the west flank elevation of the extension so there would be no overlooking to no. 19.

In respect of the other neighbouring property no. 15 Jellico Avenue this property is set further forward than the application dwelling. The proposed single storey element of the extension would exceed the 45 degree line from the nearest neighbouring window at ground floor level in the rear of no. 15 Jellico (kitchen/diner) on plan but not on elevation; as it does not fail both it is considered this denotes that there would be no undue overshadowing or loss of light to this window. The first floor element of the two storey extension due to its set in from the east flank elevation of the dwelling by 1.8m and therefore the shared boundary with no. 15 by 3m and its fairly modest depth of 2.8m means that it would not infringe the 45 degree line from the nearest windows in the rear of no. 15 at either ground floor (kitchen/diner) or first floor (bedroom) either on plan or elevation, thereby denoting no impact on these windows in terms of overshadowing or loss of light. There are no windows proposed in the east flank elevation of the extension so there would be no overlooking to no. 15.

Due to its siting, size and design the proposed porch would not impact on the amenity of any neighbouring properties with regards overshadowing, loss of light or overlooking.

In respect of neighbour amenity it is therefore considered the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The property currently is and would remain a three bedroom property and there is no change to the existing parking arrangements, the proposed porch would not impact therefore no impact on parking or highway safety and in this regard the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in regards design, character and appearance, amenity of occupier and neighbour amenity and parking and highway safety.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	9th March 2022	Dated:	09 March 2022

Gravesham Borough Council