

Delegated Report

Householder Planning Application

Planning Application No: 20240426

Location: 59 Old Road East Gravesend Kent DA12 1NW

Description: Demolition of existing attached garage and outside toilet; erection of two storey side extension and single storey rear extension; installation of raised terrace to rear; and associated external works.

Applicant: Mr & Mrs Sukhver Randhawa

Site Visit Date: 02 July 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 551/01 Site location plan;
Drawing no. 551/02 Existing site plan;
Drawing no. 551/03 Existing layouts;
Drawing no. 551/04 Existing elevations;
Drawing no. 551/05 Existing sections;
Drawing no. 551/PL01A Proposed site plan;
Drawing no. 551/PL02A Proposed block plan;
Drawing no. 551/PL03A Proposed layouts;
Drawing no. 551/PL04A Proposed elevations;
Drawing no. 551/PL05A Proposed sections;
5 no. 3D images of the proposed dwelling;
Letter from the agent dated 10 May 2024; and
Screen colour specification.

Superseded Documents/Plans

~~Drawing no. 551/PL01 Proposed site plan;~~
~~Drawing no. 551/PL03 Proposed layouts;~~
~~Drawing no. 551/PL02 Proposed block plan;~~
~~Drawing no. 551/PL04 Proposed elevations; and~~
~~Drawing no. 551/PL05 Proposed sections.~~

Procedural issues

In order to overcome adverse overlooking impacts, the proposed development was amended to include screening on the sides of the proposed raised terrace.

Relevant Planning History

None.

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
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

No objection to this application but the following to be considered:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition:

Please apply as appropriate to minimise the impact during the demolition and construction on neighbouring residential premises.

KCC - Highways & Transportation

I would have no reason to object since the requirement for turning round end and entering / leaving in forward gear is not in KCC specification.

Also, the 2 parking spaces meets KCC Standards. I have therefore no objection to this proposal on highway grounds. I note that other properties along that section of Old Road East have similar arrangements or just a single parking space perpendicular to the road so no turn-round.

Neighbouring properties

The application was publicised to seven neighbouring properties by letter and the expiry date for comment was 06 June 2024. Three representations have been received and are summarised as follows;

- East facing windows would overlook dining room windows and terrace at no. 61 Old Road East.
- Obscure glazing and high level opening windows should be used for east facing windows.
- If the proposed roof pitch is similar to the garage at no. 57 Old Road East then there would be no loss of light to that property.
- Removal of tree in front garden supported.
- Right to light for no. 57 Old Road East.
- Internal works have commenced and have been undertaken before 07.00am on a Saturday.
- A hoarding is requested on the boundary of no. 57 Old Road East.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The proposed development comprises of a two storey side extension, a single storey rear extension, the installation of a raised terrace at the rear and the formation of a car parking and turning area in the front garden.

The proposed two storey extension would be set back behind the front building line with a ridge height that is below that of the main roof. The extension is less than half of the width of the dwelling. The roof design incorporates a cat slide and front dormer, which although out of character with the existing building, reduces the size and bulk of the extension overall. Overall, the extension would appear subservient to the existing building and would match with its existing external facing materials and fenestration.

The proposed rear extension would extend across the full width of the existing rear elevation and incorporate a double pitched roof, which would reduce its size and bulk. The proposed external facing materials and fenestration would match existing.

The proposed raised terrace at the rear would match with the existing facing materials and would be an extension of an existing terrace which would not look out of character with the building.

The proposed frontage parking area would be surfaced with permeable block paving and be surrounded by planting, which would soften the hardstanding. An existing mature tree would be removed which would be a negative visual impact. Although it is noted that the removal of this tree is supported by a local resident.

In order that the landscaping details for the site frontage are satisfactory a condition can be attached to any planning permission granted to require submission and approval of planting details and future maintenance.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would decrease the size of an existing bedroom and provide one new first floor bedroom and one new ground floor guest bedroom. All the proposed bedrooms would exceed the minimum floor area requirements for a single bedroom in the NDSS. Sufficient rear garden area and depth would be retained, in line with the RLG.

It is noted that the proposal would result in the loss of an existing first floor hallway window but due to a hallway being a non-habitable room, there would be no significant loss of natural light.

As such, the proposal would provide a good standard of living for future occupiers and be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the NDSS and the RLG.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 57 and 61 Old Road East (located to the west and east respectively). Nos. 50 and 50a Old Road East are located to the south across the roadway and nos. 41 and 43 Park Avenue are located to the north.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

For nos. 50 and 50a Old Road East, a privacy distance in excess of 21 metres would be available. For nos. 41 and 43 Park Avenue a privacy distance of less than 26 metres would be available but it is noted that boundary treatments and mature vegetation located close to the boundaries would screen any adverse overlooking to their private garden areas.

One new window would face no. 57 Old Road East and two new windows would face no. 61 Old Road East and due to their proximity to the side boundaries of the application site, they would cause some adverse overlooking impacts if they were not proposed to be obscure glazed. As such, any planning permission granted would be conditioned to require this.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should also be conditioned to preclude the insertion of any new windows or openings (including flues) in the side elevations of the proposed development.

The proposed raised terrace would be surrounded by a privacy screen which would mitigate any adverse

overlooking impacts to nos. 57 and 61 Old Road East and its retention can be the subject of a condition on any planning permission granted. Due to the orientation of the properties and the distance between them, there would be no significant adverse overlooking impacts from the terrace to the nos. 41 and 43 Park Avenue.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The application property has four bedrooms and on-site parking for three vehicles (a single garage with two spaces in front). The proposed development would result in the building increasing from four to five bedrooms with an additional guest bedroom at ground floor level. The existing garage would be removed and a frontage parking and turning area for two vehicles would be provided. KCC Highways & Transportation has not raised an objection to the proposed development.

It is considered that the loss of the garage would be acceptable subject to the provision of adequate replacement off-street parking provision. As a four or more bedroom property, the adopted Vehicle Parking Standards require a maximum provision of three parking spaces. However, it is noted that the Highway Authority have more recent guidance that requires a minimum of two spaces to be provided for a four bedroom property in a suburban area.

The proposed development would provide two spaces in an improved layout over existing and allow vehicles to turn on-site. As such, it is considered that despite the loss of one parking space, there would be an improvement in highway safety overall and the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 1. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

GBC Environmental Protection Team (Regulatory Services) have requested that a contamination watching brief condition be attached to any planning permission granted. This condition would ensure that there are no adverse ground contamination impacts and as such, would be appropriate.

Local residents have raised a number of concerns, the majority of which have been covered in the above discussion. The outstanding issues are summarised (in italics) and commented on as follows;

- *Right to light for no. 57 Old Road East* – this is a civil matter and not a material planning consideration and therefore, is not relevant to the determination of this application. However, the potential for any adverse overshadowing impacts is a relevant planning consideration and has been discussed above.

- *Internal works have commenced and have been undertaken before 07.00am on a Saturday* – the applicant has been advised that building works should not be undertaken before 08.00am on a Saturday and that any external works in advance of the determination of the application are undertaken at his own risk.
- *A hoarding is requested on the boundary of no. 57 Old Road East* – the applicant has been encouraged to discuss this issue with the affected neighbour.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to kitchen, wet room, breakfast area and bathroom windows

No further openings in flank elevations

Landscaping prior to first occupation

Installation and retention of screening to raised patio

Formation and retention of frontage parking

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th July 2024	Dated:	18 July 2024