

Delegated Report

Householder Planning Application

Planning Application No: 20211539

Location: 51 Goodwood Crescent Gravesend Kent DA12 5EY

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

Applicant: Mr Arfan Saleem

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 14/12/2021;
- Drawing No: 51GC/A3/01 (Site Location Map & Existing Elevations) Received 17/12/2021;
- Drawing No: 51GC/A3/02 (Existing Floor Plans) Received 14/12/2021;
- Drawing No: 51GC/A3/03 (Proposed Ground Floor Plan) Received 14/12/2021;
- Drawing No: 51GC/A3/04 (Proposed First Floor Plan) Received 14/12/2021;
- Drawing No: 51GC/A3/05 (Proposed Elevations) Received 17/12/2021;
- Drawing No: 51GC/A3/06 (Existing & Proposed Block Plans) Received 14/12/2021;

Relevant Planning History

No relevant planning history

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the

National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC Heritage

No comments to make.

GBC – Highways Officer

“This proposal will result in the loss of the drive adjacent to the flank wall of the house and access to the rear garden. The porch will limit the depth of the front garden and the ability to park two vehicles on it. The latest Google Street View image is dated May 2018, but the image to note is dated September 2015.



This image demonstrates there should be scope for two vehicles to be parked, but it needs to be clarified by the submission of a parking plan which can then be conditioned. Ideally each parking space should be perpendicular to the highway and served directly by a carriage crossover. However in this instance vehicles are already parked in the front garden or in tandem so a status quo has been established.

Subject to an appropriate parking plan being submitted and the provision for one secure cycle parking space to comply with the requirements of SPG4 I have no objections. (These can be conditions)”

Neighbouring properties

The application was advertised by way of letter to five surrounding properties. The consultation period expired on 14th January 2022 and no comments were received.

Analysis

Proposal

This application seeks the erection of a two storey side extension, single storey rear extension and a front

porch.

The single storey rear extension will project 5.2m and span approx. 7.7m with an overall height of approx. 2.8m. The extension will be finished with a flat roof and include two roof lights and a window and bifold in the rear elevation. The extension will allow for a kitchen/dining area.

To the front of the property, the porch will project 1.2m and span 4.5m. The porch will have a height of approx. 3.1m and will be finished with a monopitch roof. There will be a door in the front elevation of the porch and the extension will include a window which will serve a newly formed study room.

The two storey extension will project approx. 2.2m from the east elevation and will have an approx. depth of 7.9m. The extension will have a height of approx. 7.3m and include a window in the front and rear elevation. The extension will allow for the creation of an additional bedroom at first floor level and increased living space at ground floor level.

Character and Appearance

The application property is a two storey semidetached house in use as a single family dwelling. The property has no planning history, however there is a veranda to the rear of the property which was most likely constructed under permitted development rules.

The proposed single storey rear extension is large and whilst it is not visible from a public vantage point, it would have a footprint of approx. 39sqm. The footprint of the original house is approx. 44sqm and so the proposed extension is out of scale as it competes with the main dwelling in terms of overall floorspace.

The front porch is acceptable designed with a monopitch roof, however the porch also includes a front projection which would accommodate a newly formed study at ground floor level which would have a window in the front elevation. This element of the proposal is acceptable.

The two storey element of the proposal would be built close to the boundary line shared with No.53 and there would not be a set back or drop to the ridge height and instead a continuation of the existing ridge line.

Whilst the principle of a two storey extension is acceptable, given similar extensions within the vicinity, these existing extensions have been designed so that they are set behind the main elevation and below the main ridge and demonstrate subservience.



The proposal would result in an incongruous addition, which would result in a “terracing” effect and is not

suitably designed. The proposal is therefore contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021)

Amenity of Future Occupiers

The new bedroom which will be formed at first floor level annotated "New Bedroom 4" has a floorspace of 5.6sqm which is below the requirements set out in SPG2 Residential layout guidelines (2020) for a single bedroom.

Post development the garden would retain approx. 82sqm of private amenity space for the occupiers of the property which is below the acceptable standards.

The proposal will result in insufficient amenity space for future occupiers and so the proposal is not compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential layout guidelines (2020).

Neighbouring Amenity

The proposed development is not liable to harm the amenity of the adjoining property known as No.49 Goodwood Crescent as this property will only see the single storey element of the proposal. Whilst the single storey is large, the overall height is not excessive. The privacy of this occupier is maintained as there are no windows proposed in the flank elevations.

The neighbouring property known as No.53 Goodwood Crescent would see the two storey element of the proposal come closer to the shared boundary line, however the main buildings would be approx. 2.5m apart. No 53 is also set behind the application property and has a single storey side projection which appears to be a wooden garage which is most likely used for storage. The extension would be situated very close to this shed, however it is not liable to cause material harm.

In terms of privacy, the proposal does not include any windows in the flank elevation and so the privacy of this property is maintained. It is noted that there is a window in the flank elevation of No.53, however this window most likely serves a hallway and not a habitable room on which it could have a material impact.

Due to the path of the sun the proposed extension would not block out any of the sunlight to the neighbouring property and so there are no concerns in this regard.

The proposal is considered to safeguard the amenity of adjoining occupiers and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will result in an increase in the number of bedrooms and so there will be an increased requirement for off road parking. The front garden area is currently hard paved and used for off road parking, however as stated by the Highways officer the proposed porch would reduce the depth of the driveway and any parking in front of a door requires an increased depth.

There is currently a wall at the front of the drive and a cross over which is adequate for one car ideally. The proposal would require a parking plan to be submitted before the development comes into use should permission be forthcoming to ensure there is sufficient off road parking.

Conclusion & Recommendation

The proposed extensions due to their scale and appearance would result in a development which is not subservient to the original dwelling and results in insufficient amenity space for future occupiers contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPG2 Residential layout guidelines (2020), SPD4 - Householder Extensions/Alterations Design Guide (2021) and Para 130 of the NPPF 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26th January 2022	Dated:	31st January 2022