

Delegated Report

Householder Planning Application

Planning Application No: 20230038

Location: 7 Vigilant Way Gravesend Kent DA12 4PS

Description: Proposed single storey front extension with side porch.

Applicant: Mr & Mrs Pilkington

Site Visit Date: 07.06.2022

Submitted Documents/Plans

Application Form Dated 16/01/2023; and
Drawing Number BA-22-37-01 (Site Location Plan with Block Plans, Elevations and Floor Plans).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220481	Erection of single storey front extension.	Refused	29.06.2022
19540471	Composite development of land	Permitted	05.06.1957

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillor

It is noted that a similar application (20220481) was refused last year. As far as I can see, there were no objections from neighbours.

The property is on the corner of Vigilant Way and Gazelle Glade. It is questionable as to what is the front and what is the side elevation. At the moment, the front door faces Gazelle Glade, whereas the entrance path and gate is in Vigilant Way. I consider the the property fronts on to Vigilant Way (its address) not Gazelle Glade, and strictly speaking this is a side extension. Many properties have the main entrance on the side.

This proposed extension is larger than the previous proposal, extending the full depth (or width) of the property, but it is more in keeping with the design of the original property. The proposed extension may not show subservience to the original property, but it is in keeping with the character of the local area and does not detract from it in any way. It certainly makes it clear that the property is in Vigilant Way, as the front door is moved to face Vigilant Way. Even though the property is not in Gazelle Glade, it does not protrude beyond the building line or front elevations of properties in Gazelle Glade.

Although my view is not predetermined, I am not minded to object to this.

However, in the event that officers are minded to recommend refusal, I request that the application is referred to the Planning Committee so that Members can hear from officers and the applicant and determine the decision.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any significant valid objections from neighbours.

Although we did not object to/comment on REF 20220481, which was refused by GBC, we consider that the present proposal with a shallower but not full width extension is a better design than previously submitted as the appearance is more locally compatible and the stepping of the building line on Gazelle Glade is maintained.

GBC Highways

I have no objections, car parking is unaffected, however to comply with the requirements of SPG4 a secure cycle parking space should be provided for the extra bedroom.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period ended on 15th February 2023.

Officer's Analysis

Background

A previous application was submitted for the erection of single storey front extension, under application 20220481. The application was refused on the below grounds:

The proposal by virtue of its size and design would be an overly dominant, incongruous addition to the dwelling, would not respect the scale, form or character of the host dwelling and would therefore be harmful to the character and appearance of the dwelling and the streetscene. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), section 12 (Achieving sustainable development and well-designed places) of the National Planning Policy Framework (NPPF) 2021 which require development to be visually attractive and add to the overall quality of the area and the Householder Extensions/Alterations Design Guide (2021).

The current proposal looks to overcome these issues.

Design, Character and Appearance

7 Vigilant Way is a detached bungalow located on the Southern side of the highway. The application site is a generous corner plot on the junction of Vigilant Way and Gazelle Glade. The entrance door fronts Gazelle Glade. The property has an existing conservatory to the rear and a garage for vehicular parking. The front garden is a mix of soft landscaping and hard standing for off road vehicular parking.

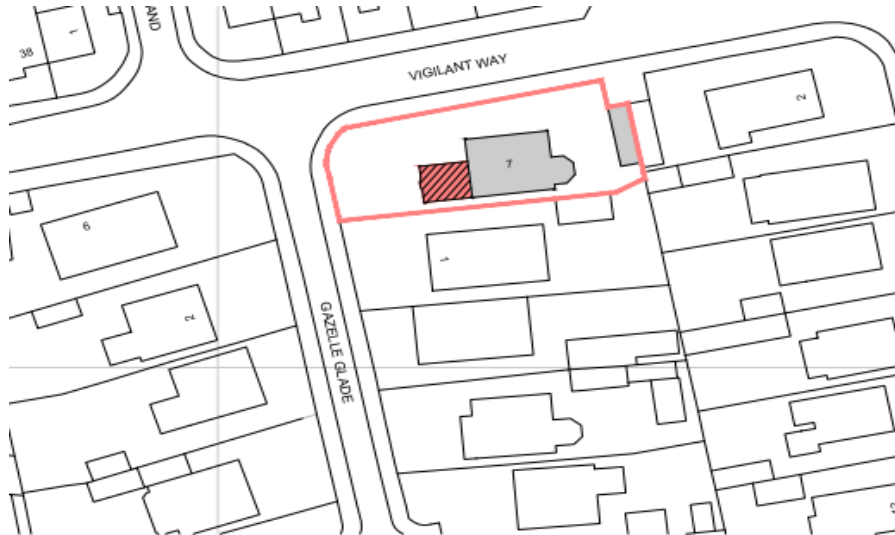


The proposal seeks a single storey front extension with side porch.

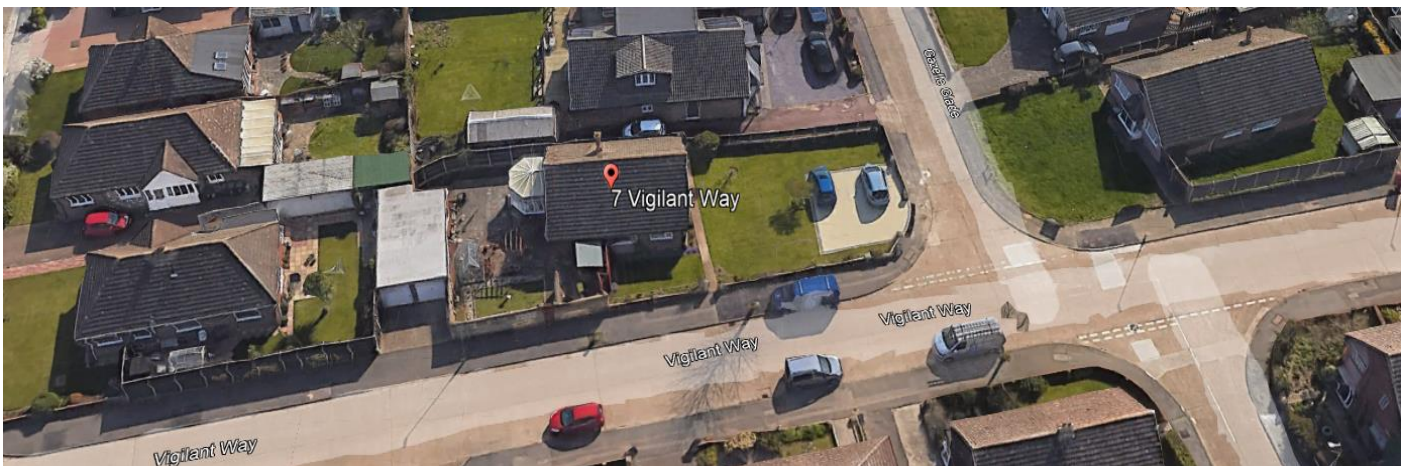
The proposed front extension will have a maximum height of 5.47m, looks to span the width of the original dwelling which measures at 8.75m and will project by 4.5m from the Western elevation. The extension will have a pitched roof and will follow the existing roof line of the main dwelling house.

The proposed front extension will create space for a fourth bedroom with wet room. The proposal looks to relocate the front entrance from the Western elevation, facing Gazelle Glade which will create a new end wall. The proposal will introduce three symmetrical windows to the Western elevation and will replicate the brick detailing of the original elevation. The elevations will be constructed with brick and tiles to the roof to match the existing dwelling.

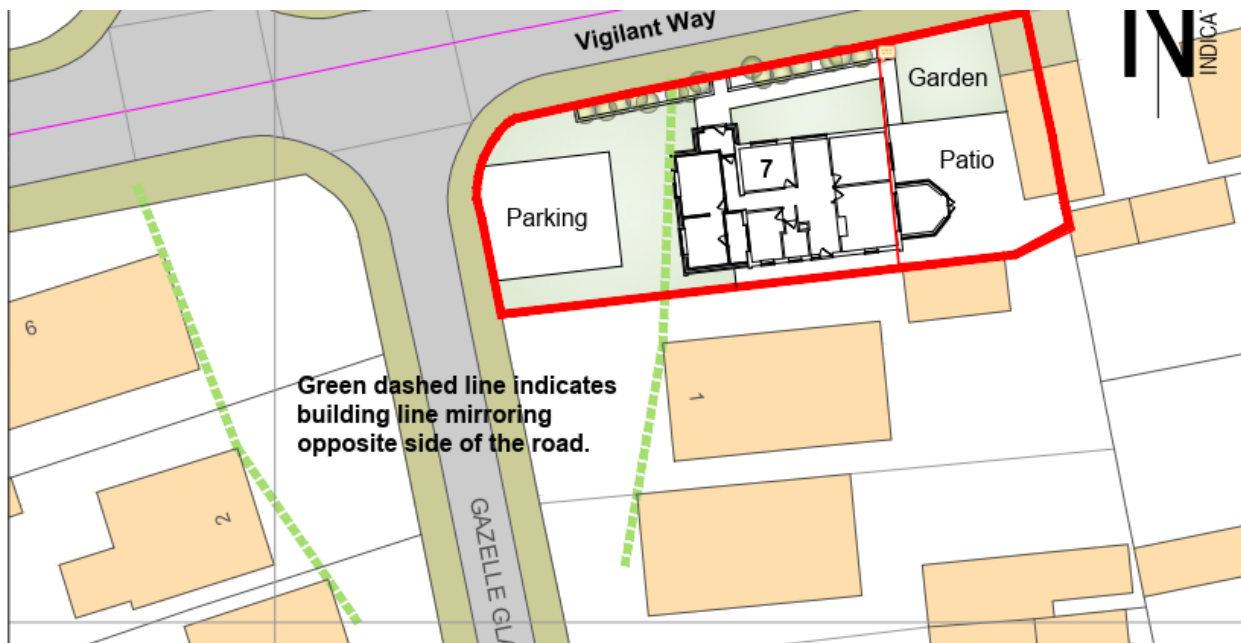
Previous application 20220481 was partly refused due to the scale of the projection from the Western elevation which measured at of 6.33m, over half that of the original dwellinghouse which measures at 10.8m.



The projection in the resubmitted plans now measures at 4.5m and whilst the roof is not subservient to the host dwelling, the continuation of the roof line is considered to be more in keeping with the existing footprint of neighbouring properties to the East and West known as 9 Vigilant Way and 2 Glenrosa Gardens, which can be seen from Vigilant Way, as shown in the Google Earth image below:



Furthermore, due to the large projection of the extension, the previous proposal was not adequately set back and therefore did not respect the existing building line of the surrounding properties in Gazelle Glade. The revised proposal is more modest in size, has a shallower projection and as a result, respects the existing stepped building line of the properties in Gazelle Glade, as show below:



PROPOSED SITE BLOCK PLAN

Therefore, due to the reduced projection, mirroring footprint with neighbouring properties and maintaining the existing building line within Gazelle Glade, it is considered that this resubmission has overcome the issues from previous application in terms of footprint, design and impact on the existing street scene.

The proposal for a side porch looks to relocate the main entrance to the property from the Western elevation to the Northern elevation on Vigilant Way.

The proposed porch has a width of 3m and a projection of 1.5m. It is constructed with a pitched roof which measures a maximum height of 3.6m. There will be a window to the front elevation and will be constructed using brick and tiles to match the original dwelling.

The side porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers

The proposal looks to increase the number of bedrooms at the property from three to four. Post development, the garden will have an area of approx. 175m² and a depth of 11.15m which would exceed the standards set out in the Residential Layout Guidelines for a four-bedroom property.

Furthermore, all proposed rooms would also exceed the minimum size standards set out in the Residential Layout Guidelines.

The construction of the side porch does not detrimentally effect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in

accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed front extension measures 4.78m from neighbouring property known as 1 Gazelle Glade. The Residential Layout Guidelines state that where windows of habitable rooms face each other, a window-to-window distance of 21m should be provided.

The proposal introduces two flank windows to the Southern elevation serving the newly formed wet room and an existing bedroom. The windows front neighbouring property, 1 Gazelle Glade. There is also a flank window, serving the hall area of 1 Gazelle Glade which fronts the proposed extension.

However, as the neighbouring hallway window is deemed non-habitable, they would not require the recommended 21m distance and are therefore not considered to have a detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

The proposed side porch is located to the Northern elevation, away from surrounding dwellings and therefore has no detrimental impact on neighbouring properties in terms of loss of sunlight, daylight, outlook or privacy.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking And Highways

Although the proposal looks to add an additional bedroom, there is sufficient off road parking at the property and therefore there are no parking and highways issues related to this proposal

Conclusion

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	7 th March 2023	Dated:	7th March 2023