

Delegated Report

Householder Planning Application

Planning Application No: 20230342

Location: 38 Fairview Road Istead Rise Gravesend Kent

Description: Erection of a first floor extension at roof level with partial ground floor extension below incorporating a dormer window in the roof slope and a pitched roof canopy across part of the front elevation, first floor rear extension at roof level and conversion of existing integral garage into a games room.

Applicant: Mr David Sargent

Site Visit Date: 08.06.23

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter;
Drawing No. S22/9189/01 – Floor Plans Roof Plan Elevations & Sections – Existing; and
Drawing No. PD-01 – Site Location Plan Block Plans (Existing and Proposed) Elevations Floor Plan and Roof Plan – Proposed.

Relevant Planning History

No relevant history.

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC – Highways Officer

This proposal results in the loss of a garage and an increase of one bedroom, although the proposed games room could easily be used as a bedroom.

To comply with current guidance and to ensure nil detriment, two car parking spaces should be provided, the front garden appears to be large enough, so a condition would suffice. In addition, two cycle parking spaces should be provided.

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period expired on 15.05.23.

Officer's Analysis

The application property fronts the western side of Fairview Road. It is a detached chalet bungalow style property, which is a typical style within the local area. Some of the surrounding properties incorporate a modest gable front projection, at ground floor level.

38 Fairview Road benefits from an integral garage and associated hardstanding area within the frontage.



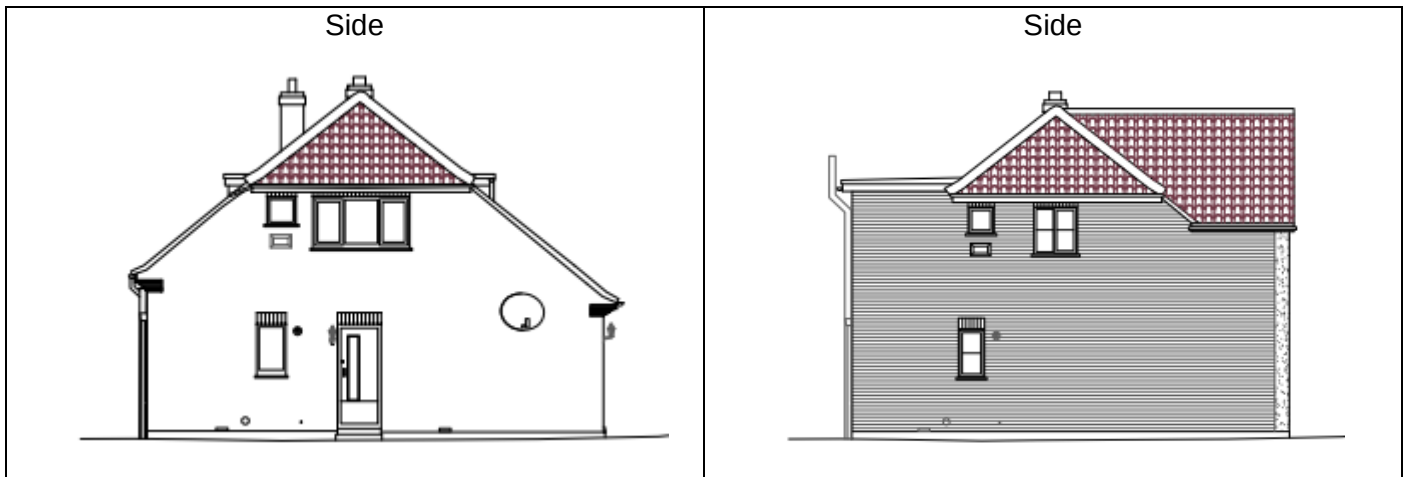
There are numerous elements to this application proposal, including the following:

- Removal of the existing front and rear dormers
- Construction of a two storey front gable extension (incorporating conversion of the garage to form a games room, a dormer within the roof slope and a partial ground floor extension)
- Construction of a separate pitched dormer within the front roof slope
- Installation of new rooflight/window in the front roof slope
- Fenestration and roof alterations including chimney removal
- Alterations to the rear roof slope to facilitate a flat roof projection to allow a first floor extension at roof level within the existing footprint.

Proposed Development

The development would create space for internal layout changes and a new games room at ground floor level, and an additional bedroom at second floor level, along with ensuites for each of the 3 bedrooms, cupboard storage and a dressing room for one of the bedrooms. The partial ground floor extension to facilitate the new gable would be approximately 2.39m wide, with a depth of 0.64m, and the maximum height of the gable extension would meet the existing roof height at approximately 6.68m.





Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling including roof styles and pitches to match the host dwelling.

As evidenced by the plans, the proposal includes a partial front extension, and alterations and additions to the roof that would negatively impact all elevations of the dwelling. The proposed development is considered to be poor design, which would dominate and overwhelm the roofslope and result in the property having an incongruous, unbalanced and bulky appearance. The proposal is considered to be unsympathetic to the existing dwelling leading to the property having an overdeveloped appearance which would be detrimental to the character of the dwelling and would be at odds with the character and appearance of the surrounding area.

As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the resultant garden area exceeds these amounts post development. The RLG (2020) also sets out expected room sizes. Utility rooms, games rooms, studies and dressing rooms are not specified within the guidance. In addition, the plans show the proposed WC at ground floor level (1.05sqm) and one of the ensembles (3.37sqm) would fall slightly under the required room sizes of 1.35sqm and 3.60sqm respectively. However, on balance, with consideration of the other facilities available, it is considered that sufficient room space would be provided post development.

Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations have been received for this application, however, the development has been assessed in terms of neighbouring amenity below.

In situ, the development would be unlikely to detrimentally impact outlook or cause a sense of enclosure. In addition, the fenestration changes would be unlikely to cause harm in terms of privacy, and could be conditioned to be fixed shut and/or obscure glazed as necessary. It is possible that the proposal could impact light to neighbouring property 40 Fairview Road, due to the nature of the development in terms of the roof extensions and alterations. However, an approximation of the 45 degree wall indicates there would be sufficient space between the two properties. Number 36 Fairview Road has an existing garage located adjacent to the shared boundary with number 38 and as such the development is unlikely to cause detrimental loss of light to this property. More information such as accurately detailed street elevations and floor plans showing all neighbouring windows would be required to make a more detailed assessment on this, however as the Local Planning Authority are not minded to permit the development, further information has not been sought.

Overall, based upon the approximate calculations, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

The proposal includes an additional bedroom which would mean the two bedroomed property would increase to a three bedroomed property. In addition, the existing garage would be lost and converted into a games room. There appears to be sufficient space within the frontage to provide off-street parking, and if the Local Planning Authority were minded to permit the development, then a condition relating to parking provision could be added to the decision notice.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Contamination

There could be some contamination in terms of oil and other contaminants derived from garage use. As such, a watching brief condition could be included on the decision notice if permission was to be forthcoming.

Landscape Character Area

The site is within the *Istead Arable Farmlands* Landscape Character Area - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. 38 Fairview Road is located within the Istead Rise housing development and it is unlikely that this proposal would have a detrimental effect on the landscape character area.

Conclusion

The proposed development is considered poor design that would result in incongruous, dominant and

disproportionate additions to the dwelling house which would create a sense of unbalance to the property. In addition, the proposal is not sympathetic to the existing dwelling, does not serve to conserve or enhance the character of the local area and would negatively impact the appearance of the street scene, and existing dwelling. As such the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	R Hart
Dated:	8 th June 2023	Dated:	8th June 2023