



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20221316

**Location:** 15 Westwood Gravesend Kent DA11 7AA

**Description:** Single storey rear extension and garage conversion

**Applicant:** Ms Carlene Gordon

**Site Visit Date:** 16<sup>th</sup> January 2023

### Submitted Documents/Plans

- Application Form
- Drawing No: JMD-1186-B-??? (Site Location Map)
- Drawing No: JMD-1186-B-020 (Existing & Proposed Block Plans)
- Drawing No: JMD-1186-B-100 (Existing Front and Rear Elevations)
- Drawing No: JMD-1186-B-110 (Existing Side Elevations)
- Drawing No: JMD-1186-B-120 (Existing Floor Plans)
- Drawing No: JMD-1186-B-130 (Existing Roof Plan)
- Drawing No: JMD-1186-B-140 (Proposed Front and Rear Elevations)
- Drawing No: JMD-1186-B-150 (Proposed Side Elevations)
- Drawing No: JMD-1186-B-160 (Proposed Floor Plan)
- Drawing No: JMD-1186-B-170 (Proposed Roof Plan)
- Drawing No: JMD-1186-B-180 (Existing and Proposed Garage/Summerhouse Plan)

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Outcome   | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20070516  | Details pursuant to outline planning permission reference no. GR/2004/814 relating to the siting, design, external appearance and landscaping for phases 2 and 3 of the development for a total of 134 residential units and comprising the erection of 16 detached two storey two, four and five bedroom dwellings some with detached or attached double garages; 5 pairs of two storey semi-detached two and three bedroom dwellings; 5 two storey terraces totalling 25 two bedroom dwellings and a two storey terrace of 5 two bedroom and 2 three bedroom dwellings; a semi-circular three storey terrace of 11 three bedroom dwellings with studies; a semi-circular three storey terrace of 5 three bedroom dwellings with studies and 8 two bedroom and 4 one bedroom self-contained flats; a three storey terrace of 12 two and three bedroom self-contained flats; 2 three storey buildings to provide a total of 18 two bedroom and 6 | Permitted | 10.10.2007    |

|          |                                                                                                                                                                                                                                                                                                                                                                                                               |           |            |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
|          | one bedroom self-contained flats; erection of a part three storey and part two storey building to provide 9 two bedroom and 3 one bedroom self-contained flats; formation of associated estate roads and laying out of associated car parking spaces; erection of a single storey building for sports changing facilities, provision of multi-use games area (MUGA) and laying out of associated car parking. |           |            |
| 20040814 | Outline application for residential development for up to 210 residential units and for community uses including nursery, open space with changing facilities and car parking; alterations to existing access to Singlewell Road between numbers 306 and 322 Singlewell Road; use of vehicular access from Cedar Avenue to provide access to recreational facilities.                                         | Permitted | 01.08.2005 |

## 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

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

### Local Ward Councillors

No comments received.

### GBC – Highways Officer

*Vehicle parking standards, only require parking for two cars currently, which can be accommodated on the drive.*

*However, to comply with the requirements of SPG4, the applicant would need to provide for the parking of one cycle per bedroom. Which can be conditioned.*

#### Neighbouring properties

The application was advertised by way of site notice and letter to eight surrounding properties. The consultation period expired on 10<sup>th</sup> February 2023 and no comments were received.

#### **Analysis**

##### Proposal

The proposal comprises two elements, the first is for the erection of a single storey rear extension and the second element of the proposal seeks to convert the garage into a habitable room.

The single storey rear extension will project 3.9m from the rear elevation and will span part width to a maximum of 4.2m, the extension will be finished with a flat roof which will have a maximum height of 2.6m. The extension will include a bifold door in the eastern flank elevation and a roof light. The extension will allow for additional living space and will serve a kitchen area.

The second element of the proposal will see the existing garage converted into a summer house. The proposal shows the installation of a roof light in the north west elevation and the installation of a double door in the same elevation to allow for access. The main garage door will be maintained in the south west elevation and a w/c and storage will be installed internally.

##### Procedural Issues

The proposal shows changes to the existing fenestration at ground floor level by way of a bifold door in the rear elevation of the main dwelling to replace a set of existing double doors. It is noted that under the original planning permission for the dwelling a condition was imposed which states:

**18 Notwithstanding the provisions of Article 3 of and Part 1 Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any provision equivalent to that class in any order revoking and re-enacting that order, no additional windows, other than as shown in the approved drawings shall be installed in any of the units hereby permitted without the prior written permission of the Local Planning Authority having first been obtained, for the avoidance of doubt the side landing window at first floor level to plot 156 shall be a high level window only**

The revision will not necessarily result in an additional window, however the existing fenestration will be made larger and so it is necessary to acknowledge this element of the proposal despite it not being mentioned.

##### Character and Appearance

The application site is a link detached two storey house in use as a single family dwelling. The property is attached by way of a garage which belongs to the neighbouring property. The application site has a detached garage which it is noted has been conditioned as per the original planning consent which states the below:

7 The area shown on the approved master plan layout drawing as garaging, on plot parking, parking courts and on street parking for residents and visitors shall be used for and kept available for the parking of private motor cars at all times and for no other purpose and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any provision equivalent to that order in any order revoking or re-enacting that order, shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking areas



The proposed single storey rear extension is modest in terms of scale and size, its is acceptably designed with materials to match the host dwelling. This element of the proposal is therefore considered acceptable in terms of design and is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations/Extensions Guidance (2021).

The second element of the proposal is the conversion of the garage into a habitable room. The main garage door will be retained and so from the public highway the garage would not change its appearance. The only changes would be in the north west elevation which is most visible from the application site's garage. This element of the proposal would see the installation of a glazed door and roof light. This is considered to be a very minor change and is acceptable in terms of design, and is compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations/Extensions Guidance (2021).

#### Amenity of Future Occupiers

Post development the garden area will be approx. 134sqm which is compliant with the requirement of SPG2 – Residential Layout Guidelines 2020. The proposal therefore adequately safeguards the amenity of future occupiers.

#### Neighbouring Amenity

The proposed change of use of the outbuilding is not liable to result in any material harm due to the adjoining occupiers, however to ensure privacy is maintained as a condition will be imposed to ensure that the outbuilding use is restricted.

The proposed single storey rear extension is not liable to harm light outlook or privacy of the adjoining occupiers due to its orientation and siting. The outbuilding will not have any windows looking in the direction of 22 Hither Fields which is located to the north of the application, however a condition will be imposed which restricts any additional window and door openings from being created.

The proposal is therefore considered to comply with the requirements of CS19 Local Plan Core Strategy (2014) and SPG2 Residential Layout Guidelines (2020).

#### Parking and Highways

Whilst the proposal will result in the loss of a garage, there is some scope for off and on street parking. Furthermore when considering the location of this development it is generally not a congested area and positioned at the end of a cul de sac which isn't constrained in terms of parking provision.

The proposal is therefore considered acceptable in terms of parking.

### **Conclusion & Recommendation**

The proposal has been fully considered and is recommended permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                      |
|----------------------|-----------------------------------------------------------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                        |
| <b>Dated:</b>        | <b>15/02/2023</b>                                                                 | <b>Dated:</b>       | <b>15<sup>th</sup> February 2023</b> |