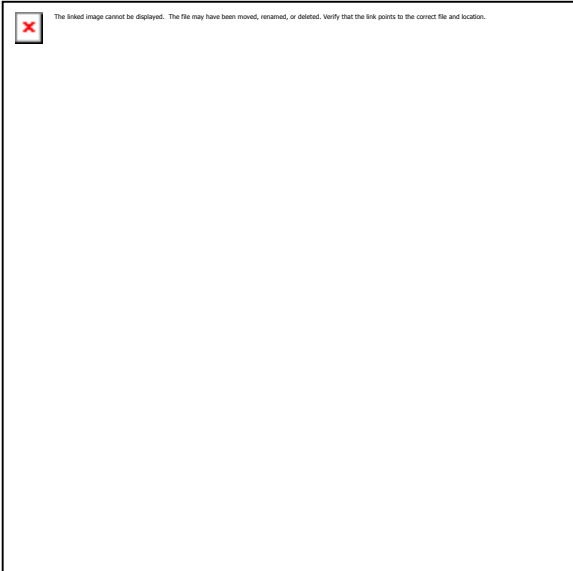




# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20220203

**Location:** 17 Lynton Road South Gravesend Kent DA11 7NF

**Description:** Erection of single storey ground floor side and first floor rear extension.

**Applicant:** Curtis, Goldwyn Knight Property Group Limited

**Site Visit Date:** **Desktop Assessment**

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### Submitted Documents/Plans

- Application Form Received 25/02/2022;
- Drawing 07 (Proposed Elevations) Received 25/02/2022;
- Drawing 04 (Proposed Ground Floor Plans) Received 25/02/2022;
- Drawing 05 (Proposed First Floor Plans) Received 25/02/2022;
- Drawing 06 (Proposed Roof Plans) Received 25/02/2022;
- Drawing 02 (Existing Roof Plans) Received 25/02/2022;
- Drawing 01 (Existing First Floor Plans) Received 25/02/2022;
- Drawing 00 (Site Location Map) Received 25/02/2022;
- Drawing 03 (Existing Elevations) Received 25/02/2022;
- Drawing 08 (Existing/Proposed Site Plans) Received 25/02/2022;
- Drawing 0011 (Proposed Block Plan) Received 25/02/2022;

### 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.

##### Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 18<sup>th</sup> March 2022 and a comment of support was received which also included some comments relating to a party wall agreement and fencing panels. These are a non-material planning consideration although an informative will be added informing the applicant of the Party Wall Act.

#### **Analysis**

##### Proposal

The proposal seeks the erection of a part single storey and part first floor rear extension.

At ground floor level there will be a flat roof infill extension on the southern side of the outrigger which will have a depth of 7.4m, a width of 1.6m and an overall height of 3m. The extension will not be joined to the rear elevation of the dwelling and a small courtyard will be created between the rear elevation and the proposed infill extension. The bedroom which faces the court yard at ground floor level will have the existing window replaced by double doors. The extension allows for the creation of a ground floor shower room which will include a window in the east and west flanks. The window in the western flank will serve a shower room and will be obscure glazed. The window in the eastern flank will serve the dining area. The

extension will also have two roof lights to serve the shower room and dining area.

The existing rear projection will retain its depth and height at ground floor level. This extension will have a bi-fold in the rear elevation and will include internal layout alterations. There will also be a roof light to serve the kitchen area.

To the first floor the existing outrigger will be extended to project a further 1.9m to allow for the internal reconfiguration to create a first floor bathroom. The extension will include a window in the rear elevation to serve a bedroom and an obscure glazed window in the flank elevation to serve the bathroom. The extension will also result in an increase of approx. 100mm to the roof profile and demolition of an existing chimney stack.

### Character and Appearance

The application site is a two storey mid terrace house in use as a single family dwelling which has not been previously extended. The application site has a small front garden and a soft landscaped rear garden. The property has an original rear outrigger which projects at both first and ground floor level. The ground floor projection is larger than the first floor projection and is identical in depth at both storeys to the adjoining occupier at 15 Lynton Road South.

Some of the neighbouring properties have extended their outriggers at both first and ground floor level. However these extensions appear to be historical and constructed without the benefit of planning permission. The proposed extensions are not an uncommon feature in this row of terraces.

At ground floor level the infill extension will not project past the original outrigger. A small 1.6m gap is being left between the extension and rear elevation of the main dwelling. The existing ground floor outrigger will result in some minimal changes to include a roof light and replacement of windows with a bifold door in the rear elevation.

The first floor extension to the existing outrigger will retain the existing width with a modest 1.9m increase to the projection. The existing chimney stack will be removed and the roof height will be increased. The extension will be built with materials to match the existing dwelling and are subservient to the host dwelling.

The extensions are acceptably designed and are compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021).

### Amenity of Future Occupiers

The proposal will result in the reconfiguration of the first floor to create a new 1<sup>st</sup> floor bathroom and the relocation of the ground floor bathroom. The proposed shower room at ground floor level will measure approx. 2.06msqm and the proposed bathroom at first floor will measure approx. 2.6sqm. The preferred standards for a bathroom with a w/c are 3.5sqm, the proposed bathrooms fall below this standard.

Also the bedroom at ground floor level is liable to be impacted by some overshadowing and poor outlook as a result of ground floor extension as the rear wall of the extension will only be situated some 1.6m from the doors which serve this window.

The bedroom in the first floor rear extension will measure approx. 7sqm which is slightly below the preferred standards for a single bedroom according to the Council's Technical standards. A single bedroom should measure a minimum of 7.5sqm.

Whilst the proposal appears to fall short of the council's preferred technical standards in some areas a refusal on this basis is not considered sustainable at appeal level.

### Neighbouring Amenity

The proposed ground floor extension is not considered to impact the adjoining occupier at 15 Lynton Road South as this extension does not protrude beyond the existing rear elevation. The first floor extension however will be visible to this property and may result in some minor increased overshadowing from the afternoon sun however this is not considered to result in material harm as the existing outrigger would result in the same. Furthermore the agent has demonstrated that the outrigger would not impact light levels from a rear window at first floor level by calculating the 45 degree rule. The privacy of this property is also maintained so there are no concerns in this regard.

The adjoining property at No.19 Lynton Road South is not considered to be harmed by the first floor outrigger as this is situated away from the shared boundary and given the minimal projection and path of the sun there are no increased risks to light and outlook. Also no. 19 projects further back at first floor level. There is a window proposed at first floor level which will serve a bathroom however the agent has advised this will be obscure glazed. In order to further maintain privacy a condition will be imposed to ensure the window is also top hung and non-openable below 1.7m from the ground level of the bathroom. A condition will also be imposed which will remove the right to add any additional openings in the flank elevation.

The ground floor rear extension will result in a tunnelling effect to No. 19 due to the extension being up to the boundary and the outrigger arrangement. As such there will be some loss of light to the rear elevation window. However it is not considered detrimental to light levels when considering the modest flat roof height, the path of the sun, and also the fact applicant could construct a 3m rear extension from the main rear elevation without the benefit of planning permission. The creation of the ground floor bathroom will see an obscure glazed window in addition to the existing flank window being obscure glazed. However there will be a sky light serving the ground floor bathroom which is not labelled as obscure glazed and so a condition will be imposed to ensure this roof light is obscure glazed and non-opening.

It should also be noted that a comment was received in response to the consultation. The main points raised in the comments were:

- Damaged Fence Panels
- Part Wall Act Agreement

The above comments are not material planning considerations and would not form part of the planning process. Anything relating to fence panels is a civil matter and matters relating to the Party Wall Act are also outside of the planning remit, however a Party Wall Act informative will be added should permission be forthcoming.

On balance the proposal is considered to adequately safeguard the amenity of neighbouring properties subject to conditions.

#### Parking and Highways

The proposal will not impact any existing parking arrangements so there are no concerns in this regard.

#### **Conclusion & Recommendation**

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

(For detailed conditions and informatives, see draft Decision)

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|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------|
| <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> | 11th April 2022 | <b>Dated:</b> | <b>22<sup>nd</sup> April 2022</b> |
|---------------|-----------------|---------------|-----------------------------------|

Gravesham Borough Council