



Delegated Report

Householder Planning Application

Application No:	20211180
Location:	56 Cambria Crescent, Gravesend, Kent, DA12 4NH
Description:	Demolition of rear conservatory and erection of two storey rear extension.
Applicant:	Mr Kajendran Kandasamy
Site Visit:	16/12/2021

Submitted Documents/Plans

Application Form - dated 23/09/2021;
Drawing no. '1' - Site Location and Block Plans;
Drawing no. 02 - Existing Floor Plans;
Drawing no. 02A - Proposed Floor Plans;
Drawing no. 03 - Existing and Proposed Sections;
Drawing no. 04 - Existing Elevations;
Drawing no. 05 - Proposed Elevations;
Drawing no. 06 - Existing and Proposed Roof Plans.

Plan Note - the plans submitted with this application are erroneous. The rear elevation drawing does not clearly show the flank wall of the extension and the roof plans do not show the boundary with the neighbouring property. Were the Local Planning Authority minded to grant permission for the development the agent would have been contacted to address these matters.

Relevant Planning History

Application No.	Description	Status	Decision
20210896	Application for Lawful Development Certificate for proposed erection of a single storey rear extension and front porch.	CERTIFICATE REFUSED	04.10.2021
20210605	Application for Lawful Development Certificate for proposed erection of a single storey rear extension and front porch.	CERTIFICATE REFUSED	24.06.2021

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - The site lies within an area of multi-period archaeological potential, however, I consider it unlikely that the proposed works will have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

Seven surrounding properties were consulted and one representation was received. The representation registered objections to the proposed development and raised the following considerations:

- Loss of privacy;
- Loss of light;
- Works undertaken to convert/rebuild the garage;
- Potential use of the garage as a unit of accommodation.

The consultation period expired 11th November 2021.

Preliminary Matters

The garage has been reconstructed with a pitched roof and the garage door has been removed. The door has been replaced with a UPVC entrance door and it is unclear how this space is being used. This does not form part of this application, however Gravesham's Planning Enforcement Team have been informed and will be investigating the development separate to this application.

Officer's Analysis

Design, Character and Appearance

56 Cambria Crescent is a two storey semi-detached property located on the northern side of the highway. The property has been previously been extended with a conservatory at the rear. It has a block paved frontage used for vehicular parking and a garage in the garden area.

This application proposes the demolition of existing conservatory and the erection of a two storey rear extension. The extension will be full width, constructed up to the shared boundary with the neighbour, but is subservient to the ridge of the dwelling. It will have the following dimensions:

- Depth - 2.7m
- Width - 6.1m
- Height (max) - 6.72m
- Height (eave) - 4.59m

The extension has been designed to be subservient and is set-down by 0.8m from the main ridge of the dwelling. While this is considered to be a good design strategy, the Householder Extensions/Alterations Design Guidance SPD (2021) highlights a number of other key aspect for two storey rear extensions. These include:

- Not dominate the original property;
- Not be built up to site boundaries;
- Not be of greater width than the original building;
- Incorporate designs to reflect the main properties character: roof, fenestration, materials, etc.

The extension proposed does not overly dominate the original property in terms of scale itself. However, the two storey extension is within 0.3 metres of the the larger reconstructed garage structure. Therefore the combined bulk and massing of the proposed extension and existing garage are considered dominant within the modest curtilage of the property and represent overdevelopment. Furthermore, the extension is constructed up to the site boundary with the adjoining neighbouring (no. 2 Caliph Crescent), and it is also flush with the flank elevation of the property, elongating the appearance of the property.

It will create space at ground floor for an enlarged family living room, shower room/w.c. a new dining room and enlarged kitchen. At first floor the family bathroom will be relocated and create space for a new bedroom.

Overall, the extension when combined with the enlarged garage/outbuilding structure represent overdevelopment of the modest site and are dominant within the small garden. The extension is also constructed up to the shared boundary with the neighbour. As such the development is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The policy goes on to state that all 'new developments will located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants' and accord with the adopted Residential Layout Guidelines' (RLG) (2020).

The development hereby proposed fails to safeguard the amenity of future occupiers. The extension will create space for an additional bedroom and reduce private amenity space. Gravesham's RLG states that the garden space for a four bedroom property should have a minimum area of 100m² and depth of 10m. The garden, post-development, will have an area of 32m² and a depth of 6.68m, which is substantially below the recommendations of the RLG.

It is acknowledged that the garden area is already undersized compared to the RLG recommendations for a three bedroom property. However, the addition of a new bedroom and the further reduction of the garden area presents poor quality and substandard amenity space contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed two storey extension fails to safeguard the amenity of neighbouring properties by virtue of increased levels of direct and perceived overlooking. The extension results in the bedroom windows being moved closer to the boundary at the rear by 2.7m, and as a result are 6.68m from the private amenity space of the adjoining neighbour to the rear no.4 Caliph Crescent. The RLG states that distance of windows to the private amenity space, over a garden area, should be a minimum distance of 26m. Although this privacy distance was not achieved when the housing estate was planned, the development will detrimentally decrease this distance and increase levels of direct and perceived overlooking.

In addition, as part of the development the bathroom will be relocated and a new bedroom will be introduced at the rear of the property. The existing bathroom window is obscure glazed which reduces overlooking. However, the new bedroom is a habitable room and will not have obscure glazing, and therefore will increase direct and perceived overlooking for the neighbour by the creation of additional habitable room windows in the rear elevation.

Given the orientation of the properties with north facing gardens, the two storey extension is not considered to cause overshadowing onto the adjoined neighbour (no. 2 Caliph Crescent). However, the extension will be constructed up to the boundary and is directly adjacent to the rear bedroom of the neighbour. As such the extension is likely to result in a sense of enclosure and represents an unneighbourly form of development.

Overall, the two storey rear extension is an unneighbourly form of development which is harmful to the amenity of neighbouring properties. The extension will result in increased levels of direct and perceived overlooking into the private amenity space of a neighbouring property. The extension will also result in an increased sense of enclosure by virtue of proximity to the adjacent rear bedroom window of the neighbouring property. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. The frontage of the property is hard-paved and has space for two vehicles to park in accordance with Kent County Council parking standards (SPG 4) (2006).

On site, it was noted that the detached garage has been converted. The garage door has been bricked up and replaced by a UPVC door. Whilst this development has removed the garage as a viable parking space, there is sufficient space on the driveway to park vehicles and accord with SPG 4.

Conclusion

The application has been fully considered and it is contrary to local and national planning policy.

The two storey rear extension when combined with the enlarged outbuilding result in overdevelopment and dominate the modest garden area of the property. This overdevelopment and dominance results in substandard and poor quality amenity space for future occupiers, but also harms the amenity of neighbouring property by creating unacceptable levels of direct and perceived overlooking, as well as increased sense of enclosure.

Therefore, the development is contrary to Policy CS19 (LPCS) and Section 12 (NPPF) and will be refused

planning permission.

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16 th December 2021	Dated:	16 December 2021