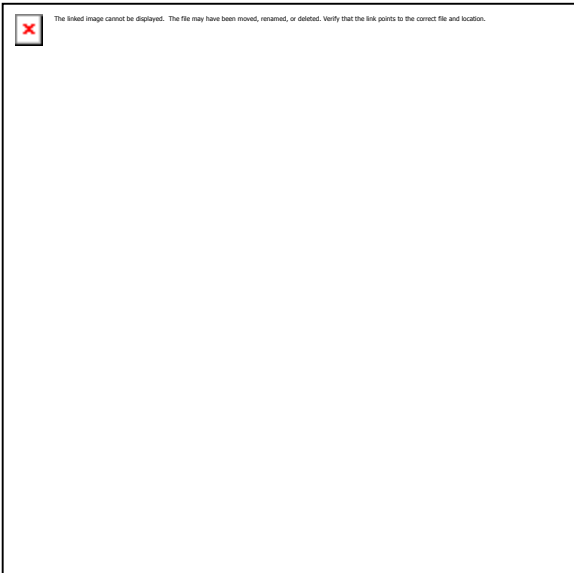




Delegated Report

Householder Planning Application

Planning Application No: 20220730

Location: 214 Springhead Road Northfleet Gravesend Kent

Description: Erection of part single and two storey side extension replacing existing garages.

Applicant: Mr & Mrs Dhadwal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form; and
Drawing No. BA-21-35-02 Rev 01 – Proposed layout plans with elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220166	Erection of part single and two storey side extension replacing existing garages.	Refused	08.04.2022
20210592	Retention detached outbuilding for home gym.	Permission	31.01.2022
20210593	Change of use of land to side of 214 Springhead Road to part of residential curtilage as garden land.	Permission	31.01.2022
20160890	Demolition of existing garages and construction of a new three bedroomed chalet bungalow with associated car parking area. New vehicular access for adjacent dwelling.	Permission	02.02.2017
19950308	Erection of two storey & part 1st.floor side extension to form games room at ground floor with two bedrooms &	Permission	18.09.1995

	en-suite bathroom at 1st. floor level.		
19860898	Erection of single storey side and rear extension to form garage lobby utility room enlarged kitchen and enlarged dining room	Permission	21.01.1987
19860238	Two storey extension	Withdrawn	29.04.1986

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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

This application needs some clarification as there is a possibility it may involve the public highway. It should be noted that land ownership does not mean the land is not public highway.



Google Street View April 2021

I would normally expect a clear demarcation between the public and private areas, here the footway and kerbs turn into the access with no obvious boundary marks.

Secondly the access within the applicants red line serves a gate (?) to the land behind the site for which it is assumed there is a right of access, which this development would obstruct.

In terms of the proposed garage, it measures I believe some 5.3 metres wide x 5.7 metres deep, this is only suitable for a single vehicle, however there is adequate space in the front garden to accommodate sufficient vehicles to comply with adopted guidance.

SPG4 gives the following preferred sizes for a garage

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

SPG4 also states that parking spaces adjacent to an enclosed boundary should be 2.7 metres wide, so the minimum width of a double garage is 5.4 metres.

From the information available I have insufficient to make a definitive judgement.

Neighbouring properties

Consultation was carried out by way of displaying of a site notice and letters sent to 10 surrounding properties with an overall expiry period of 18th March 2022. No representations have been received.

Officer's Analysis

Procedural Issues

As the planning history shows, a change of use was approved for the land to the side/rear of the property. This may go some way to address the GBC – Highways Officer comments. In terms of access, if the Local Authority is minded to approve the application, an informative would be added to the decision notice for the applicant to seek advice from KCC – Highways and Transportation.

It is also noted from the submitted plans, that the proposal includes a first floor rear extension to the existing bathroom, despite no mention within the plan title or associated planning application form. The

officer analysis will therefore also assess this element of the proposal.

Proposal

The application seeks permission for the erection of part single, part two storey side and rear extension replacing existing garages. The side extension would project approx. 5.61m from the side of the existing extended property, be 11.78m in length at single storey, 8.94m in length at two storey, 5.25m in height to the eaves and 7.67m in height to the ridge, with a pitch roof design.

The overall proposal would result in a garage, office, utility and shower room on the ground floor and one additional bedroom with dressing room and en-suite on the first floor. Overall the property would be increased from a five bedrooms to six.

Existing Elevations



Proposed Elevations



Background

As the planning history shows, a similar application was refused for the following reason;

By virtue of the size, scale and design, the proposed two storey side extension is considered to be unacceptable, as it is a bulky, dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot, that is considered to be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

The principle of the development remains the same with a slight amendment to the design with the first floor element being set back from the front and lower ridge height, which is shown in the images below;

Refused Application Ref. 20220166



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of

the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Paragraph 9.1 of the Householder Extensions/Alterations Design Guide (2021) states that that proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. Paragraph 9.2 states proposals should reflect and respect the original character and respond to its features. Extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant. Paragraph 10.5 goes on to state that extensions should generally be no greater than half the width of the host building.

The site is within the urban area of Gravesend, within a residential area characterised by similar design semi-detached houses within the immediate street scene. The application property is a previously extended semi-detached dwelling located at the end of the row of similar properties, with two garages attached to the side and is surrounded by a low level brick wall and hardstanding to the front.



As the planning history shows, the permission was given in 1995 for the two-storey side extension. This extension has a subservient appearance to the host dwelling due to being set back from the principle front elevation and having a lower ridge height. The proposed extension would be in-line with the principle front elevation of the extended property both at ground floor and first floor level and the ridge height would be in line with the extended part, appearing as a continuation of the extended part of the property. The original property had a width of 6.39m, the existing and proposed extension would have a width of 10.32m which is more than double the original width of the property. Whilst it is acknowledged the revised application has attempted to overcome the previous reason for refusal, the overriding objection remains and cumulatively, the proposed extension and existing extensions would dwarf the original property, resulting in an un-subservient, dominant and bulky addition that would be an overdevelopment of the property.

Furthermore, the application property is a semi-detached dwelling with the adjoining dwelling not been extended at first floor level. The proposal would further dwarf the adjoining dwelling, exacerbating the unbalancing of the two properties when viewed together.

In terms of the rear projection, the proposed side extension and first floor rear extension, together with the existing two storey side extension would result in three gables which are an incongruous design and not respectful of the host dwelling.

Overall, it is considered that the proposed two storey side extension and has not been sympathetically designed to the size and scale of the original dwelling and would result in an overdevelopment of the property and an incongruous form of development that would have a detrimental impact on the host property and the on the visual amenity and character of the area.

The proposal is considered to be an inappropriate addition in terms of size and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would fail to accord

with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

The additional bedroom exceeds the minimum space standards for double rooms. All habitable rooms would benefit from sufficient outlook and light. In terms of the retained usable garden area, this would be approx. 456.94m², which would exceed the minimum garden size (100m²) for a 6-bedroom property. The existing 18.21m depth of the existing garden would be retained and exceeds the 10m minimum. Therefore, the proposal would accord with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposed extension would be located to the side of the end plot and would be set sufficiently away from the surrounding properties. The bedroom windows would be located to the front and rear elevations and would afford the same views as the existing windows. Therefore, the proposed extension would not result in a detrimental impact in terms of neighbour amenity.

The proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in one additional bedroom, increasing the property from five bedrooms to six. The proposal would result in the loss of the existing garages, however the proposal would have a replacement garage and the existing block paved driveway to the front provides parking for two vehicles. The KCC Vehicle Parking Standards require 3 spaces for a property with 4 or more bedrooms. As such, the development would accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

In terms of the GBC – Highways Officer's comments, if permission were forthcoming, then the comments/queries raised would be clarified. However, as the proposed development fails to accord with design principles, clarification has not been sought.

Conclusion

The application has been fully considered and it is recommended that planning permission be refused for the following reason;

By virtue of the size and scale, the proposed part single part two storey side extension is considered to be unacceptable, as it is a bulky, dominant and un-subservient addition to the application property, resulting in an overdevelopment of the plot and an unbalancing of the semi-detached pair, detrimental to the character

and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Recommendation:

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	22 nd August 2022	Dated:	23rd August 2022