



Delegated Report

Householder Planning Application

Planning Application No: 20230882

Location: 7 Glenrosa Gardens Gravesend Kent DA12 4PT

Description: Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area and associated external and internal alterations.

Applicant: Mr and Mrs W. Norris

Site Visit Date: (Previous Site Visit recently undertaken)

Submitted Documents/Plans

Application Form;
Supplementary Information – Covering Letter;
Drawing No. 1000 – Site Location Plan;
Drawing No. 1001 Rev A – Block/Site Plan as Existing;
Drawing No. 1010 Rev A – Ground Floor Plan as Existing;
Drawing No. 1011 Rev A – Loft Plan as Existing;
Drawing No. 1012 Rev A – Roof Plan as Existing;
Drawing No. 1020 Rev A – Section AA Plan;
Drawing No. 1030 – Elevation North as Existing;
Drawing No. 1031 – Elevation South as Existing;
Drawing No. 1032 – Elevation East as Existing;
Drawing No. 1033 – Elevation West as Existing;
Drawing No. 1100 – Context Plan;
Drawing No. 1101 Rev A – Block/Site Plan as Proposed;
Drawing No. 1110 Rev A – Ground Floor Plan as Proposed;
Drawing No. 1111 Rev A – Loft Plan as Proposed;
Drawing No. 1112 – Rev A – Roof Plan as Proposed;
Drawing No. 1120 Rev A – Section AA as Proposed;
Drawing No. 1130 Rev A – Elevation North as Proposed;
Drawing No. 1131 Rev A – Elevation South as Proposed;
Drawing No. 1132 Rev A – Elevation East as Proposed ; and
Drawing No. 1133 Rev A – Elevation West as Proposed.

Plan Note

The plans have two stated scales on the drawings. For clarity, plans are electronically measured and should only have the appropriate scale stated on the drawing.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20230677	Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area with associated external alterations.	Refused	11.08.2023
TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal but has the following comments and concerns:

The front extension has been reduced in size and is satisfactory.

- The rear extension is satisfactory.
- The side extension has windows that directly face windows in the neighbouring property No.9 at a closer distance than previously, which could lead to privacy concerns. We note that the inter-window distance is now a little greater than in the previous application.
- The loft area is to be enlarged in volume but no longer has a fixed staircase proposed. Suitable Conditions are still needed concerning it not being habitable space.
- The number of bedrooms and the parking provision will remain unchanged.
- The number of rooflights has been reduced from 6 to 2.
- The side fence has been relocated.
- The remaining gap between the reduced depth side extension and the site boundary is only approximately 2.85m, which will be a constraint. Although there is an open boundary with the next door house at present, that could change.

GBC Highways Officer

I have no highway objections, ideally any alterations to the driveway should be constructed from a bound permeable material.

Neighbouring properties

9 surrounding properties were consulted, a site notice was displayed on 30.08.23, the overall consultation period expired on 22.09.23 and no representations were received.

Preliminary Matters

This application follows the refusal of application reference number 20230677 on the following grounds:

- 1. The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property, essentially converting the bungalow to a two storey 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).*
- 2. The size and bulk of the proposed development would have an oppressive effect and cause a sense of enclosure and loss of outlook for neighbouring properties. The development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).*
- 3. The proposal would result in inadequate space and clearance to enable sufficient off- street parking provision post development, and fails to demonstrate an acceptable parking layout, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).*

As such, it stands to be assessed whether this application overcomes the previous grounds of refusal.

Officer's Analysis

7 Glenrosa Gardens is a detached bungalow located on the eastern side of the cul-de-sac.



This application proposes the erection of ground floor front and rear extensions, a ground floor and first floor side extension, alterations to the roof with a loft extension to enable an enlarged loft storage area, with associated external and internal alterations.

Proposed Development

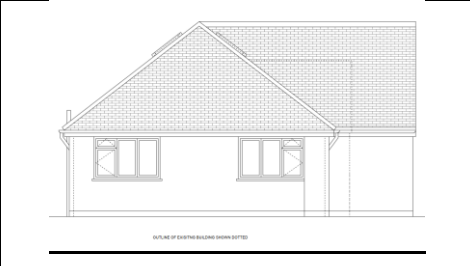
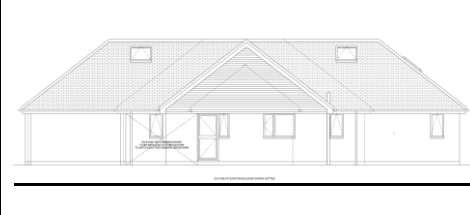
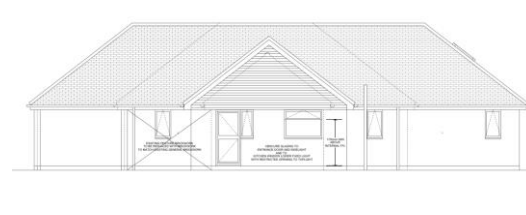
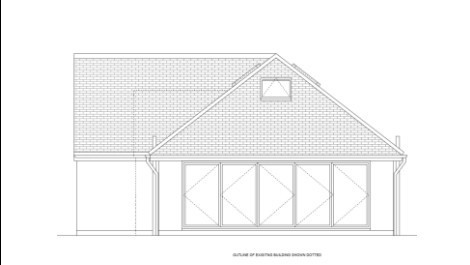
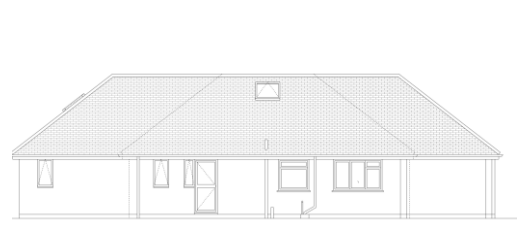
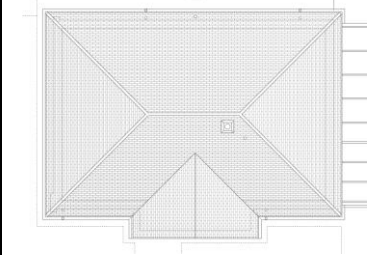
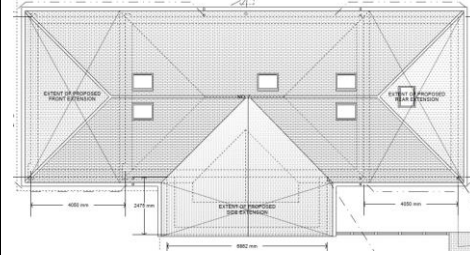
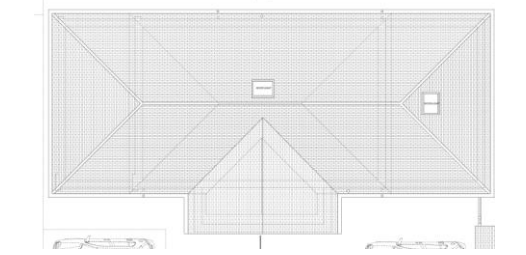
The development would create space for an enlarged loft storage area, along with additional space and internal layout alterations on the ground floor to facilitate a new lobby, new utility room, a new wet room, a new ensuite, a new larder, enlargement of the 2 bedrooms and enlargement of the kitchen, dining and living areas.

The development would have the following dimensions (changes since previous proposal underlined):

Front Extension • Height 5.31m • Width 7.09m • <u>Depth 3.14m</u>	Rear Extension • Height 5.31m • Width 6.85m • Depth 4.04m
Side Extension • <u>Height 4.83m</u> • <u>Width 5.62m</u> • <u>Depth 1.81m</u>	Building Footprint (approx. as per GF Plan) • Existing 72.58sqm (<u>not</u> including conservatory) • <u>Proposed 131.06sqm</u>

Dimensions of previous refused application for information (20230677):

Front Extension • Height 5.31m • Width 7.09m • Depth 4.04m	Rear Extension • Height 5.31m • Width 6.85m • Depth 4.04m
Side Extension • Height 5.31m • Width 6.86m • Depth 2.48m	Building Footprint (approx. as per GF Plan) • Existing 72.58sqm (<u>not</u> including conservatory) • Proposed 143.54sqm

Existing	Previous Refused Proposal (20230677)	Proposed as per this application
		
		
		
		
		

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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, ensuring it does not dominate the original property and that it has no adverse impact on neighbouring properties or the character and appearance of the local area.

Pre-application advice, post refusal, has not been sought prior to the submission of this application. The proposed external materials of the development would match the existing, which is desirable. Whilst it is noted there have been various extensions to properties within the local vicinity, these are not comparable to what is proposed by this current application.



It is noted that the scale of the side extension has been reduced when compared with the proposal for 20230677, and the roof has been set down from the main property roof. Additionally, the depth of the proposed front extension has been slightly reduced. The scale of the rest of the proposed extensions in terms of height, width and depth, remains the same as proposed before, and the proposed building footprint is excessive. As such, it remains that the development would result in a dominant, incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would, overall, result in overdevelopment of the host property. **The amended proposal is not considered to be sufficiently subordinate to the existing dwelling and would result in an excessive building footprint, when a comparison is made between the existing and proposed ground floor plans.**

Overall, the development would be to the detriment of the host dwelling and character of the immediate area, 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) (2023.) **As such, the previous grounds of refusal 1 is not considered to have been overcome.**

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the proposal provides sufficient space.

Overall, 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) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour representations have been received as a result of the consultation carried out for this proposal. Neighbouring amenity shall be assessed below.

On balance, it is considered that there would not be a detrimental impact on neighbouring amenity in terms of loss of light, privacy, loss of outlook or sense of enclosure. There is an existing boundary treatment between No.7 and No. 5 that serves as a screening effect between the two properties. The plans show the fenestration in the proposed extension of the side elevation would be fixed shut and

obscure glazed, and this could be secured by condition as necessary. In addition, in terms of neighbouring amenity, the reduction of the proposed side extension means it is not considered to detrimentally impact No. 9 by way of causing a sense of enclosure.

Therefore, on balance, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023) and overcomes the previous grounds of refusal 2.

Highways and Parking

There are no concerns in terms of highways and parking and the proposal provides sufficient off-street parking. In addition, Gravesham's Highways Officer raises no objections. As such, the previous ground of refusal 3 has been overcome.

Any Other Material Planning Considerations

Biodiversity and Ecology

It is noted that the plans show bird and bat boxes would be installed, which is considered to be a positive addition to the proposal. Additionally, the plans indicate areas of grass, planting and a vegetable garden as proposed which is desirable.

Conclusion

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

The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with being detrimental to the design, character and appearance of the local area, and would result in overdevelopment of the property. 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) (2023).

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:	<i>R Hart</i>
Dated:	4th October 2023	Dated:	6th October 2023