



Delegated Report

Householder Planning Application

Application No:	20220252
Location:	9 Templar Drive, Gravesend, Kent, DA11 7NS
Description:	Construction of part single/part double front and rear extensions, conversion of integral garage to habitable accommodation and raised patio at rear.
Applicant:	Joseph Turner
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Daylight, Sunlight and Overshadowing Assessment dated 15 December 2021;
Site Photos;
Drawing no. BL/DRG/211130/ 01 (Location Plan);
Drawing no. BL/DRG/211130/ 02 (Site Plan);
Drawing no. BL/DRG/211130/ 03 (Existing Layouts and Elevations);
Drawing no. BL/DRG/211130/ 04 (Proposed Layouts and Elevations);
Drawing no. BL/DRG/211130/ 04.1 (Proposed Visuals); and
Drawing no. BL/DRG/211130/ 04.2 (Proposed Visuals).
(All received 9 March 2022.)

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19750257	Extension at front to garage and erection of porch	Permitted	23.06.1975

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

GBC Highways

There are no objections to the proposal, but with the addition of a bedroom and the conversion of the garage, a parking plan for two vehicles should be submitted to ensure there is nil detriment as a result of this proposal. In addition, a secure cycle parking space should be provided to comply with the SPG4 requirement of one cycle parking space per bedroom.

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, it is considered unlikely that these proposals would have a significant below-ground archaeological impact and there are no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties. Further letters were sent advising of a slight description change. The latest consultation period expired on 4 May 2022.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the construction of part single/part double front and rear extensions, the conversion of the integral garage to habitable accommodation and a raised patio at the rear.

The proposed extensions to the front include bringing the main front wall of the dwelling out to the furthest extent of the existing single storey front extensions (approximately 2.3m). This will essentially comprise a part double and part first floor extension. The proposals to the front of the property also include the conversion of the existing integral garage on the ground floor into habitable accommodation (a utility/dog room). The first floor front extension would extend the size of the existing two front bedrooms and create a larger glazed landing area.

At the rear, the proposal includes a part two / part single storey rear extension, which will square the house off at ground floor level and extend out to the current extent of the existing single storey rear addition at the property (approximately 3.2m). On the ground floor the property will be completely opened up, and the rear extension would provide an enlarged open plan kitchen and dining area. On the first floor, which step in on the side with No. 11 to the north, there would be a master suite with walk-in wardrobe.

There would be a total of 3 bedrooms at the property (the existing property has 3).

The proposal includes a raised patio at the rear to be the same finished floor level as the ground floor (approximately 0.85m above the existing ground level at the highest point).

The application form states the proposed materials will largely match the existing.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions and impact on the surrounding street scene, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. 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 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Templar Drive is an unmade road accessed from Old Watling Street to the south. No. 9 Templar Drive is a detached two storey 1960s style property with a flat roof, in use as a single dwelling, and located in a residential area. It is within a row of very similar style properties. The property has a block paved driveway to the front, large enough to accommodate at least two cars, and a modestly sized rear garden.

Google Earth Image:



Submitted site photo:



The application property is one of a development of 9 almost identical properties that make up the entirety of properties on Templar Drive. The character of this road is therefore particularly strong. It is recognised that No. 1 has been quite significantly extended and its appearance altered, but this property is read differently than Nos. 3-19, due to the fact that it is positioned at a completely different angle and is grouped together with its neighbouring properties immediately to the east.

Whilst a flat roof extension is considered appropriate in this instance and would suit the character of this property, the proposed two storey extension to the front of the property is of particular concern with this proposal. The houses all have two storey projecting gables at the front, giving a stepped rhythm to the front elevations of the houses on the road, which would be interrupted and altered with the proposed two storey front extension essentially squaring off the front elevation up to the furthest extent of the existing single storey front extensions. The relocation of the front door to the centre of the house, the alteration of the window types and shapes, and the proposed uniform materials for the front elevation would all add to the incongruous nature of this extension in the context of the neighbouring properties. Furthermore, as No. 9 projects almost fully forward of its neighbour to the south (No. 7), there would be clear views of the front and side of the application property from the street. With the proposed extensions altogether extending the depth of the house by up to approximately 5.5m, the depth of the proposed extensions would be clearly visible from the street, with the front extensions being most prominent.

View of southern flank of No. 9 from street:



The proposed front extension would create a bulkiness and dominance to the property that would be at odds with its immediate neighbours, and this would be contrary to policy guidance seeking to ensure that extensions respect the scale, character, details and proportions of the original dwelling and character of the surrounding area.

Proposed front elevation:



Existing front elevation:



In terms of the proposed rear extension, this would not be so readily visible within the street scene, though there would be a view of the extended flank from the street. This would not, however, be considered to be detrimental to the street scene. The extent of the rearward projection (approximately 3.2m) is not considered to be excessive and the fact that it would not extend across the whole width of the property at first floor level would help lessen the bulk at the

rear.

The conversion of the garage and replacement of the garage door with a window is considered to be acceptable in terms of the impact on the appearance of the property. It is noted that this has been permitted at other properties in the road, such as No. 3 (20040251).

It is on the basis of the extension to the front of the property that the scale and bulk of the proposal is considered to be incongruous and out of keeping with the character and appearance of the existing property and surrounding area, and the proposal would therefore fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 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 2014, 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

The application involves the extensions to the front and rear of the property. The proposal would enlarge the existing three bedrooms at the property.

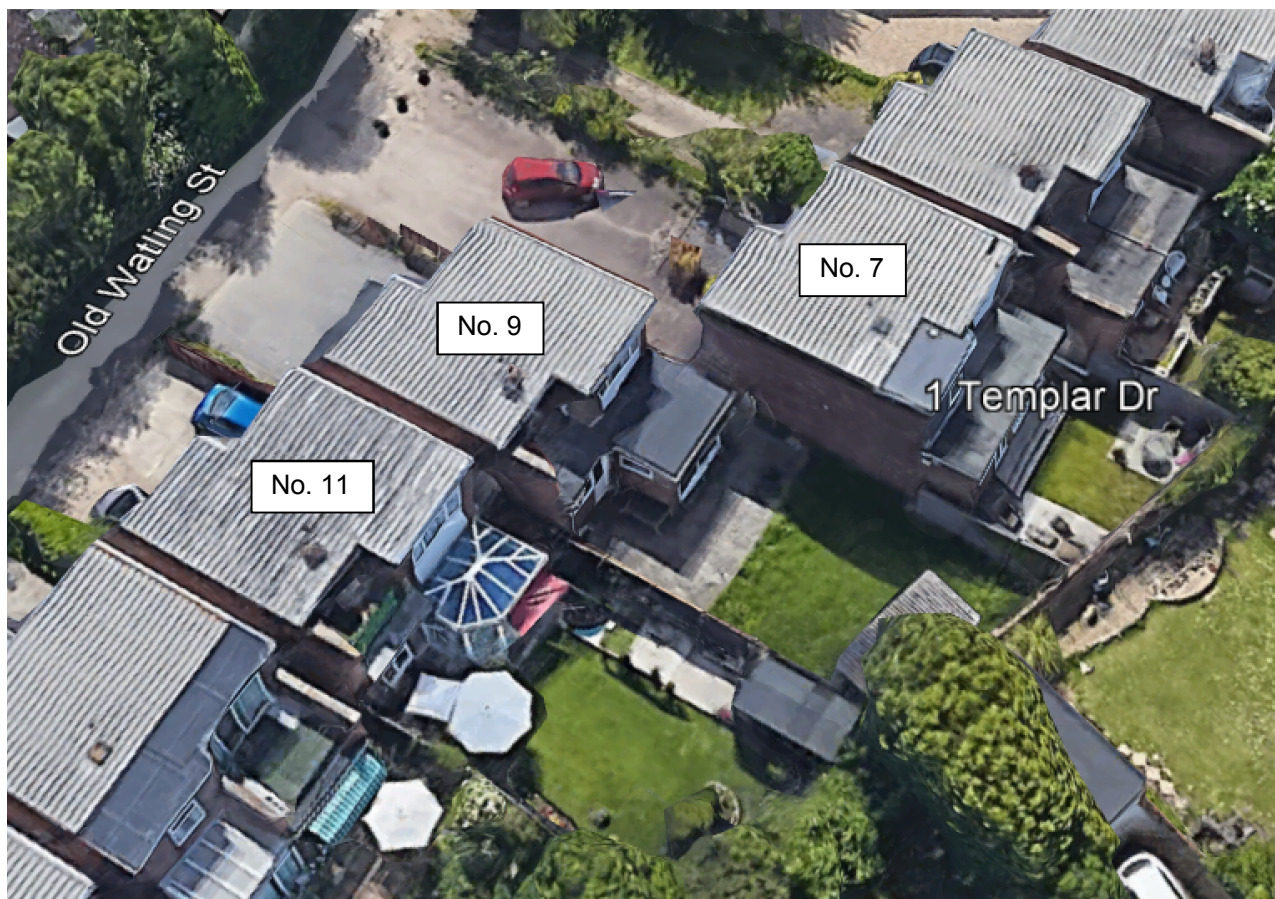
It is considered that the proposal would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation. In terms of the retained garden, this would not be dissimilar to what is existing and is considered acceptable at approximately 95m².

It is noted that the rear bedroom window facing would not enjoy a very high quality of outlook along the flank wall of the neighbouring property No. 7, but this would not be dissimilar to the existing situation, and this matter is not considered to constitute a reason for refusing planning permission.

There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the accommodation standards for future occupants of the dwelling.

Neighbouring Properties

The proposed extensions would have no significant bearing on the amenities of No. 7 Templar Drive to the south of the application property, due to the position of the houses one behind/in front of the other, where the respective view from each house is of a whole building, as shown in the Google Earth image below. There are no windows in the flank of No. 7 that would be affected by the proposals.



The main property likely to be affected by the proposals is No. 11 Templar Drive, where in particular the proposed extension to the rear will project beyond the main building line of No. 11. However, the application property already projects beyond that of No. 11 at two storeys. The proposed two storey extension will extend the rear building line of the application property back by a further 2.5m on the side adjacent No. 11. However, it is recognised that the first floor element of the proposal will be stepped in approximately 3.5m away from the boundary with No. 11, which retains a clear sightline from No. 11. Furthermore, the submitted Daylight, Sunlight and Overshadowing Assessment show there would be negligible impacts on No. 11 Templar Drive as a result of the proposed extension.

The proposal would not therefore have a significant overbearing impact and there would be no overshadowing or loss of light caused to the neighbouring properties due to the detached nature of No. 9 and the fact that the extension would be set away from the neighbouring boundary with No. 11, where any impact would most keenly be felt.

There would also be no window within the extension that would cause any loss of privacy.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening on any forthcoming planning permission.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be no change in the number of bedrooms at the property as a result of the proposal, and there is sufficient parking provision at the front of the property for at least two cars to cope with the loss of the integral garage. Plus there is space for the storage of cycles within the rear garden. It is therefore considered that there would be no parking impact from the proposal. There have also been no objections in this regard. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy 2014.

Conclusion

The size, depth and appearance of the proposed two storey front extension, would represent a dominant and incongruous extension that would be out of keeping with the character and appearance of the existing dwelling and its neighbouring counterparts. The proposal therefore fails 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.

Recommendation:

Refuse.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 26/04/2022	Dated: 3 rd May 2022