

Delegated Report

Householder Planning Application

Planning Application No: 20230282

Location: 32 Woodfield Avenue Gravesend Kent DA11 7QG

Description: Erection of a rear single storey replacement extension with loft conversion including rear dormer and roof lights to front roof slope.

Applicant: Miss Jazmin Brown

Site Visit Date: 19.05.23

Preliminary Matters

When visiting the site it was noted that some works had already begun on site. This does not affect the assessment of this application.

Submitted Documents/Plans

Application Form;
Drawing No. DA11-BP-01 Rev 00 – Block Plan- Existing and Proposed;
Drawing No. DA11-EP-01 Rev 00 – Floor Plans and Roof Plan – Existing;
Drawing No. DA11-LP-01 Rev 00 – Site Location Plan;
Drawing No. DA11-PP-01 Rev 00 – Floor Plans and Sections – Proposed;
Drawing No. TN12-PE-01 Rev 00 – Elevations and Sections – Proposed; and
Drawing No. TN12-EE-01 Rev 00 – Elevations and Sections – Existing.

Relevant Planning History

No relevant history.

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;
- 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.

GBC – Highways Officer

This proposal increases the number of bedrooms from 3 to 4, so ideally a parking space should be provided, but vehicle parking guidance from the Kent County Council suggests there is only half a parking space difference on average between a three and four bedroom property, so in isolation it is doubtful that an objection on car parking grounds could be sustained at appeal, although it could set a dangerous precedent for future applications that could generate an on street car parking demand that cannot be satisfied.

However to comply with the requirements of SPG4 a secure cycle parking space should be provided for the extra parking space.

Neighbouring properties

Seven surrounding properties were consulted, a site notice was displayed on 13.04.23 and 1 response was received. The overall consultation period expired on 05.05.23.

The representation raised no objection to the development itself, however expressed the following general comments and concerns:

General comments from other residents:

- Concerned that the property has been purchased to make a profit rather than to occupy the home as a resident.
- The changes happening now and the proposed extensions are substantial and seem to be more than required for a single occupier.
- The neighbourhood is occupied by families and long term residents with the hope each newcomer will be in the property long term.
- There are works being carried out internally at the moment with builders working unsociable hours as well as each weekend and Sundays.
- There is no skip and so rubbish is dumped in front of the property with builders not appearing to be mindful of small animals and children in the area.

From the representee:

- Concerns that works are being undertaken prior to planning permission having first been obtained.
- Concern that rubbish is not been disposed of safely.
- Noise on Sundays.
- Before work started, were told one version of the plan, but what is happening is another.
- Worried that the proposal is just a developer planning to make a sale.

It is important to note that these are not considered to be material planning considerations. The fact that works have begun bears no relevance to the determination of this application. However, if permission is forthcoming, a Works of Construction Informative would be added to the decision notice relating to working hours, waste etc.

Officer's Analysis

32 Woodfield Avenue is a two storey mid terraced property fronting the western side of Woodfield Avenue.



This application proposes the erection of a replacement single storey rear extension, construction of a dormer extension in the rear roof slope, installation of rooflights in the front elevation and conversion of the roofspace to form a bedroom, ensuite and eaves storage area.

Proposed Development

The development would create space for an enlarged floor area at ground floor level, a bathroom at first floor level and a bedroom, ensuite and eaves storage area at second floor level, and would have the following dimensions:

Single Storey Rear Extension	Rear Dormer
• Height 3.43m • Depth 3.00m • Width 5.64m	• Height 2.30m • Depth 3.49m • Length 5.53m



EXISTING FRONT ELEVATION
SCALE 1:100



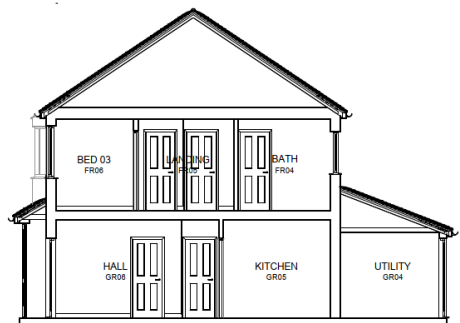
PROPOSED FRONT ELEVATION
SCALE 1:100



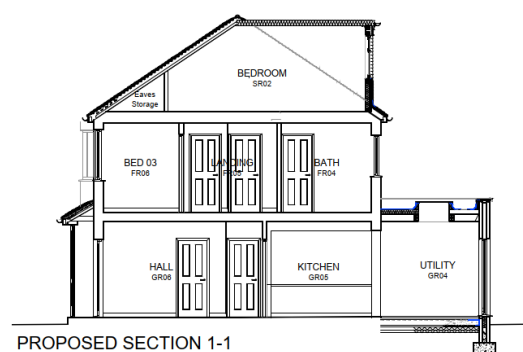
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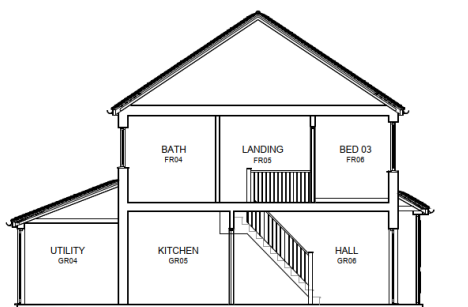
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SCALE 1:100



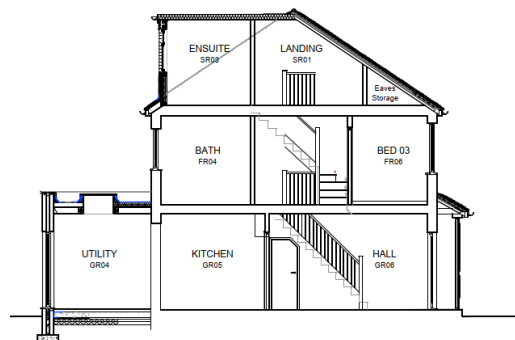
EXISTING SECTION 1-1
SCALE 1:100



PROPOSED SECTION 1-1
SCALE 1:100



EXISTING SECTION 2-2
SCALE 1:100



PROPOSED SECTION 2-2
SCALE 1:100

Design, Character and Appearance

The proposed single storey rear extension is not dissimilar in scale to the existing extension. It is modest in depth and is considered to be subservient to the main dwelling. The plans show the dormer extension in the rear roof slope is large, however it will be set down from the roof ridge, set above the eaves and set in from the roof edges. The rooflights in the front elevation show no projection from the roof slope. It would be preferable for the new windows and rooflights to align better with the floors above/below, and for the dormer to incorporate a design that would compliment the size of the dwelling better, however it is noted that similar development could be carried out under permitted development rights, and as such the proposal is acceptable. In terms of external materials, all proposed materials will match the existing including; brickwork, white uPVC, concrete interlocking tiles and (bitumen) flat roof.

Similar dormer extensions and rear extensions are visible from aerial imagery of the local vicinity, and were noted when visiting the site. Most of the development is to the rear and shall not be visible from the public vantage point. The new rooflights in the front roofslope are not considered to detrimentally impact the street scene.

Overall, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth; 100.00sqm and 10.00m respectively for a 4 bedroomed property. The resultant garden depth post development would exceed the requirements, however the garden area at 72.25sqm does fall below the requirement. As aforementioned above, similar development could be carried out under permitted development rights, providing the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) did not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house). The plans for this proposal show that sufficient garden space would remain, when considered in terms of permitted development, and as such it is acceptable. The RLG (2020) also sets out expected room sizes, and the plans show the proposed new room sizes are acceptable (existing room sizes have not been calculated).

On balance, it is considered that the property provides sufficient garden space and room area. Therefore, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

One neighbour representation has been received for the application. As aforementioned above, the concerns raised are not material planning considerations. Notwithstanding the above, the development has been assessed in terms of neighbouring amenity.

The property is mid-terraced and no windows are proposed in the flank elevations. In addition, the single storey rear extension is modest in scale. The new ensuite and bathroom windows can be conditioned to be obscure glazed. Overall, the proposal would not detrimentally impact neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal will result in an additional bedroom, however, on balance, similar could be constructed under permitted development rights. In addition, Gravesham's Highways Officer does not object to the proposal, but has referred to the provision of cycle storage for the new bedroom proposed. It is noted that there would be sufficient space in the rear garden to accommodate this, as required.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a single storey extension is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Contamination

The site lies within the Woodfield Avenue Historic Landfill Site area. Internal correspondence with GBC Environmental Protection Team confirmed that due to the nature of the proposed development and minimal soil excavation, a watching brief condition, added to the decision notice would be sufficient enough with regards to this constraint.

Conclusion

The proposed development will be constructed using acceptable external materials to match the existing dwelling. In addition, the proposal would not detrimentally impact the character or appearance of the street scene. Furthermore, a similar development could be constructed under permitted development rights. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	19 th May 2023	Dated:	19 May 2023