

Delegated Report

Householder Planning Application

Planning Application No: 20231093

Location: 23 St Johns Road Gravesend Kent DA12 2SB

Description: Erection of a first floor rear extension to include a new flank window to existing bedroom.

Applicant: Mr Avtar Kaushal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 23/10/2023;
Drawing Number D01 A (Ground Floor Plan as Proposed);
Drawing Number D03 Rev A (First Floor Plan as Proposed);
Drawing Number D11A (Block Plan as Proposed);
Drawing Number D12 (Site Location Plan);
Drawing Number D11 (Block Plan as Existing);
Drawing Number D02 (First Floor as Existing);
Drawing Number D04 (Roof Plan as Existing);
Drawing Number D06 (Elevations Front and Rear as Existing);
Drawing Number D07 (Elevations Sides A and B as Existing);
Drawing Number D05 (Roof Plan as Proposed);
Drawing Number D10 (Section AA as Proposed);
Drawing Number D08 (Elevations Front and Rear as Proposed); and
Drawing Number D09 (Elevations Sides A and B as Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

GBC Highways

The number of bedrooms remains constant and there are no other highway implications, no objections.

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 6th November 2023. No responses were received and the consultation period ended on 20th November 2023.

Officer's Analysis

Design, Character and Appearance

23 St John's Road is a two-storey terraced dwelling located on the Eastern side of the highway. There is a small garden to the front of the property with no availability for off-road. The property has been previously extended with a conservatory to the rear.

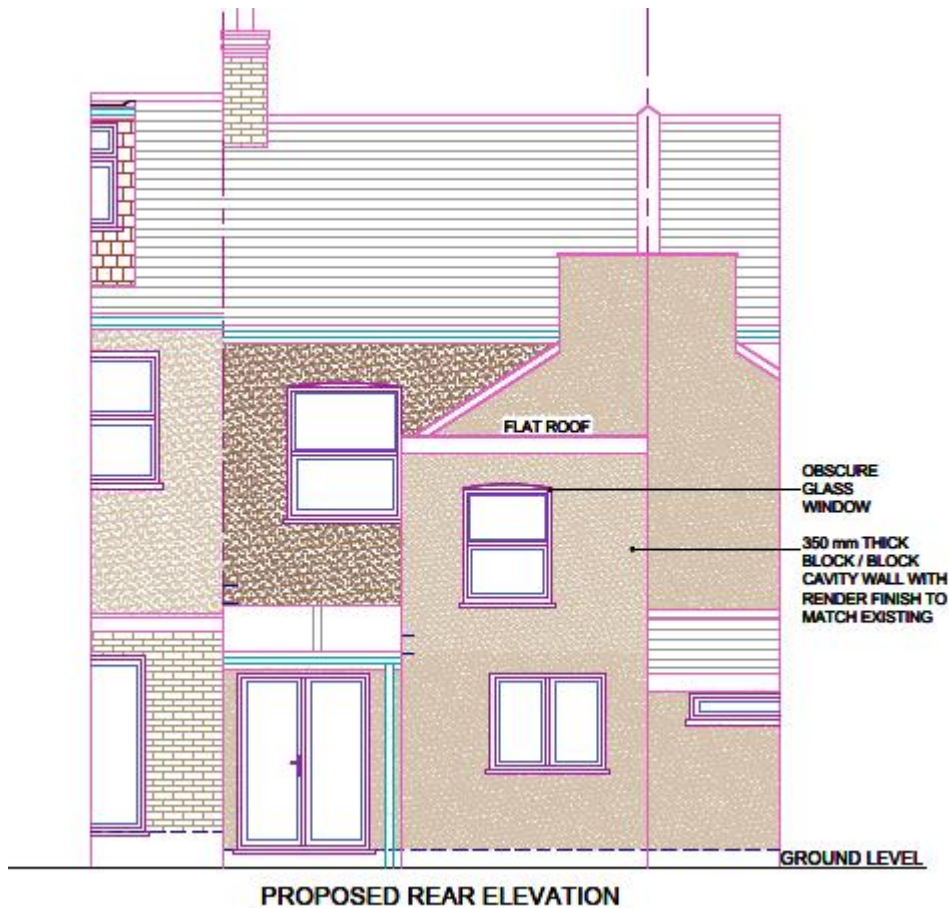


The application proposes the erection of a first-floor rear extension with a new flank window to the existing bedroom.

The proposed extension will be 2.27m in height with a flat roof and a projection of 3.6m. It will have a proposed width of 2.8m.

The extension will create space for a larger third bedroom with en-suite. There will be an obscure glazed window to the rear elevation serving the en-suite and a newly created window to the flank elevation of the existing outrigger, serving the bedroom. The extension will be constructed using materials to match the main dwelling with a rendered and painted finish.

Gravesham's Householder Guidance states that first floor rear extensions should 'incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof'. The existing main roof of the host dwelling is of a pitched design, however as per the submitted plans, the roof of the first floor extension is proposed to be of a flat design, as shown below:



As such, the proposal for part first floor extension is considered to be an unacceptable first floor roof design which does not reflect the pitched roof of the host building.

It is noted that there is an existing first floor rear extension with flat roof to nearby property known as 19 St John's Road. However, no planning permission was sought for the works to the property and is now exempt from enforcement action due to the period of time passed.

Overall, the proposed part first floor rear extension is not considered to be sympathetic to the original roof of the host dwelling and therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

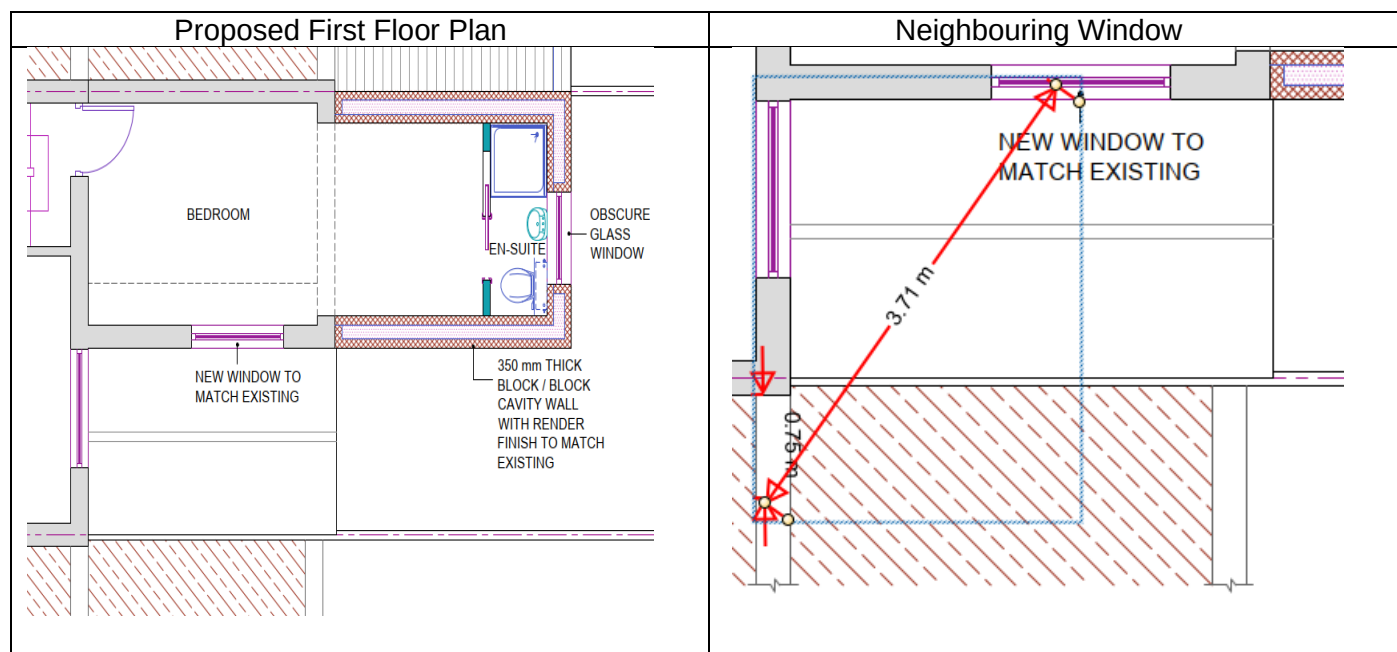
All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

The garden area also complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) and as such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

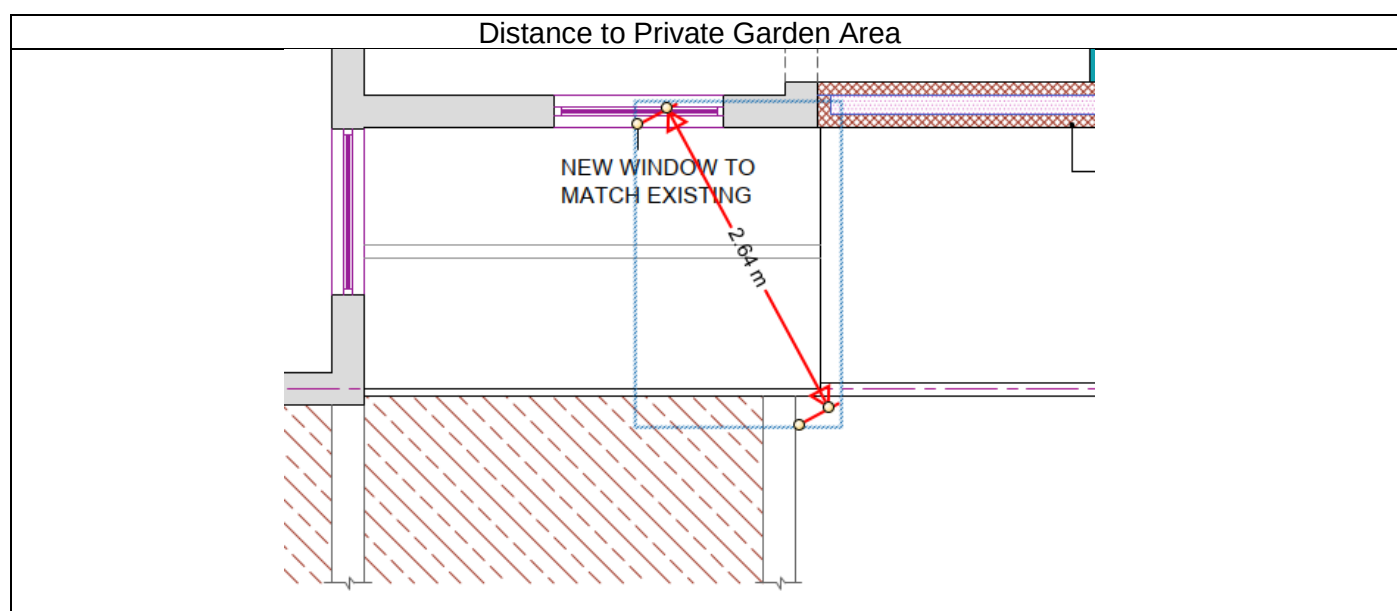
Gravesham Residential Layout Guidelines state that 'Where windows of habitable rooms face each other, a window-to-window distance of at least 21 metres should be provided'. The proposal looks to introduce a window to the flank elevation of the existing outrigger, serving a bedroom. There is an existing bedroom window to the first-floor rear elevation of neighbouring property known as 24 St John's Road.



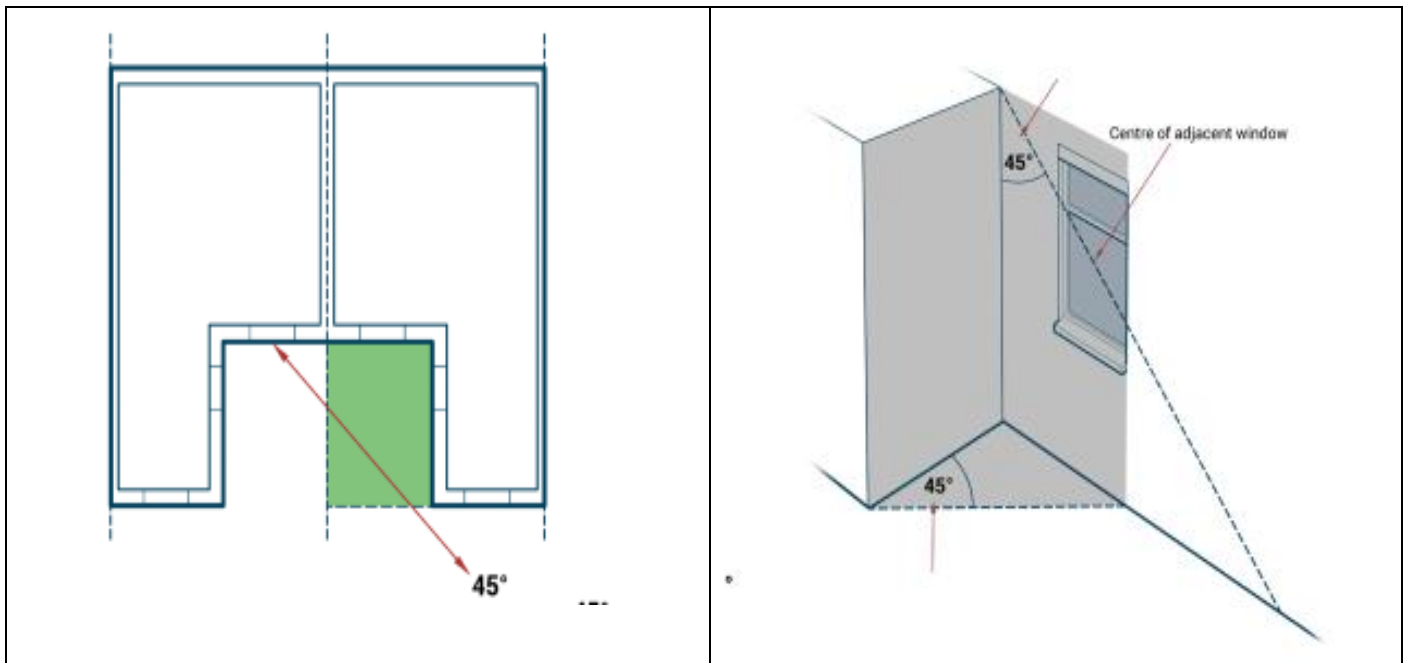
Although the proposed window is at an oblique angle to the neighbouring window, there is a minimal distance of just 3.71m between the two habitable windows which is considered to be substandard and therefore contrary to Gravesham's Residential Layout Guidelines.

Furthermore, Gravesham's Residential Layout Guidelines also state that 'In addition, a minimum distance of 21 metres shall be provided between windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling'.

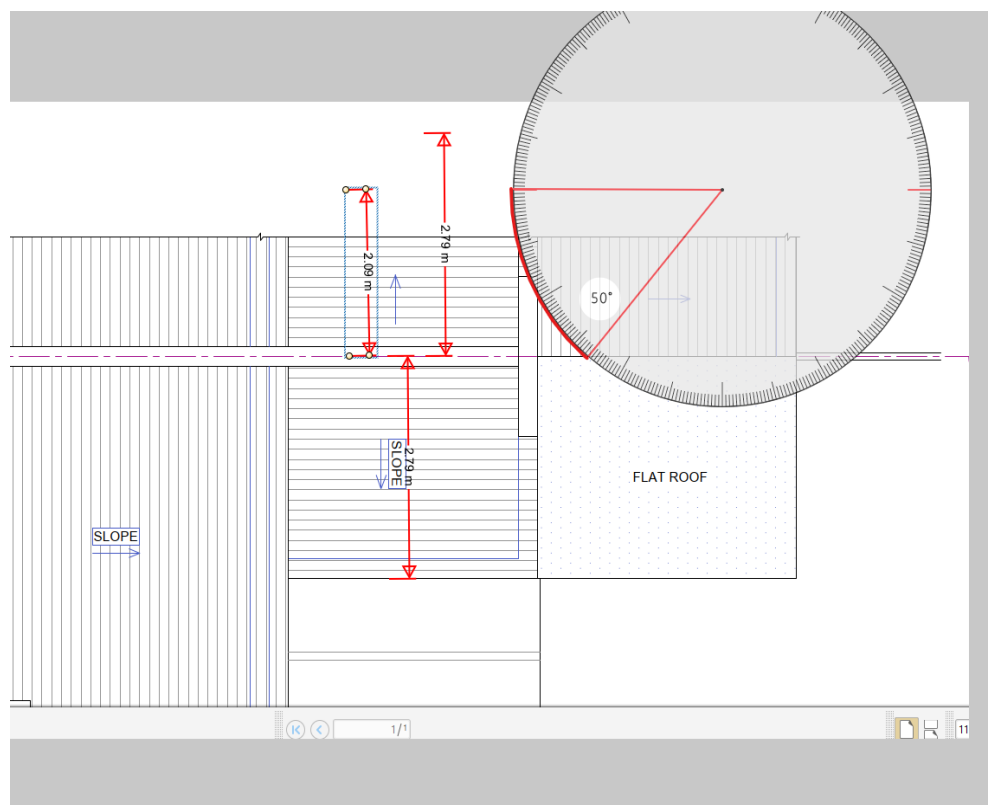
The proposed habitable window measures a minimum of 2.64m from the private garden area of 24 St John's Road and as such is also contrary to Gravesham's Residential Layout Guidelines.



Gravesham's RLG state that where the proposed development is at right angles to the habitable window of a neighbouring property, it should not be higher or wider than a 45 degree angle from the centre of the affected window as this may result in an unacceptable loss of light:



There is a first-floor window serving the bedroom of neighbouring property known as 22 St John's Road. The diagram below shows that the proposal does not encroach on the 45-degree angle from neighbouring habitable window and therefore complies with Gravesham's Residential Layout Guidelines:



Overall, by virtue of the substandard distance from the proposed habitable window to neighbouring habitable window and private garden area, the development is considered to have a detrimental impact on the amenity of neighbouring properties and is therefore contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

By virtue of the proposed flat roof, the first floor rear extension is not considered to be sympathetic to the original roof of the host dwelling and therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

By virtue of the substandard distance from the proposed habitable window to neighbouring habitable window and private garden area, the development is considered to have a detrimental impact on the amenity of neighbouring properties and is therefore contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	5th December 2023	Dated:	5th December 2023