



Delegated Report

Householder Planning Application

Planning Application No: 20211020

Location: 72 Pine Avenue Gravesend Kent DA12 1QZ

Description: Demolition of existing conservatory, erection of a single storey rear extension, conversion of integral garage to living space, first floor side extension and extension of roof to accommodate conversion of loft to habitable rooms with rear dormer and roof light windows to front roof slope. The description submitted does not reflect the scope of works proposed.

Applicant: Mr Solanki

Site Visit Date: 20/09/2021

Submitted Documents/Plans

- Application Form Received 11/08/2021;
- Drawing No: L/3107/103 (Existing Block Plan) Received 11/08/2021;
- Drawing No: L/3107/104 REV A (Proposed Block Plan) Received 12/08/2021;
- Drawing No: CC/0508/205 REV A (Existing Plans and Elevations) Received 12/08/2021;
- Drawing No: CC/0508/206 (Existing & Proposed Roof Profiles) Received 11/08/2021;
- Drawing No: DD/0508/102 REV A (Proposed Site Location Map) Received 12/08/2021;
- Drawing No: DD/0508/101 (Existing Site Location Map) Received 11/08/2021;
- Drawing No: CC/0508/208 (Proposed Plans) Received 11/08/2021;
- Drawing No: CC/0508/207 (Proposed Elevations) Received 11/08/2021 and;
- Planning Statement Received 11/08/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20030609	Erection of single storey rear extension to form a bedroom and en-suite shower room/wc and conversion of garage into a kitchen.	Permitted	09.09.2003

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Highway Development Management Officer

No objections in principle

Neighbouring properties

The application was advertised by way of site notice and letters to seven surrounding properties. The Consultation period expired on 17th September 2021 and no comments were received.

Analysis

Proposal

The application is for the demolition of an existing part width conservatory and the erection of a single storey rear extension, conversion of integral garage to living space, first floor side extension and extension of roof to accommodate conversion of loft to habitable rooms with rear dormer and roof light windows to front roof slope.

The first part of the proposal replaces the existing conservatory with a single storey rear extension which will project 4m from the existing rear wall of the house and span full width across the original house and side extension. The extension will be finished with a mono pitch roof which will have an overall height of 4.2m and include two windows and double doors in the rear elevation. The new rear extension will allow for the creation of a new kitchen area.

To the front the existing garage will be converted into a sitting room. The garage door will be replaced with a window and the entire front, side and rear elevations of the property rendered.

To the side of the property the existing flat roof extension will be replaced with a hipped roof which will project approx. 2.9m. The roof will follow the existing profile of the roof and include two velux roof lights in the front elevation. To the rear there will be a flat roof dormer which will project approx. 3m and span 4.6m with a height of approx. 2.6m. The dormer will be finished with eternite inert cladding and include two windows in the rear elevation. The roof extensions will allow for an additional two bedrooms include once

ensuite at the rear taking the property from three bedrooms to five.

Character and Appearance

The application site is a semidetached house in use as a single family dwelling, the property backs on to Gravesend Grammar School for boys. The property has been previously extended to the side at first floor level, records show permission was granted circa 1972. There was a further permission granted in 2003 for the erection of a single storey rear extension to form a bedroom and en-suite shower room/wc and conversion of the garage into a kitchen, however it would appear that this work was never undertaken.

The adjoining property known as 74 Pine Avenue appears to have undertaken a similar first floor side extension, however this extension has been finished with a cat slide roof, this property also has a part width conservatory to the rear. The neighbouring property known as No.70 Pine Avenue, has also been extended to the side and also a single storey rear extension has been erected at this address. The first floor side extension at No 70 is set further back than the adjoining properties first floor side extension known as No.68 Pine Avenue.

It is evident that property extensions in the area are a common feature. The main concern arising in this case is the erection of a hipped roof at No.72 and the cat slide at No.74, this potentially unbalances the pair of semis, however the existing arrangement (Flat roof) is not uniform and other properties in the road has different roof designs to the adjoining properties so the proposed extensions would not be out of character. The existing streetscene is varied with some 1930's properties and some art deco properties which were built at a later date so it is clear that this street scene does not follow a single built form.

The existing flat roof at the applications site is in a state of disrepair with regular leaks, the proposed hipped roof would be a considerable improvement in terms of appearance and for the living standards of the occupants. The roof lights in the front elevation are not uncommon in the area and could be installed without the benefit of planning permission.

It should be noted that the conversion of the garage can be undertaken under permitted development. The proposed garage conversion would not result in harm to the streetscape and is considered acceptable in terms of design and appearance.

The proposed single storey rear extension is subservient to the host dwelling and whilst large, a 3m extension could be constructed under permitted development. The rear dormer is of a suitable scale and not excessive in terms of size.

The proposal states that the entire property will be rendered which will result in the loss of facing brickwork. The first floor side extension has been rendered to side at first floor level and the rear of the property is entirely rendered. The neighbouring property at no.70 is rendered at first floor level and the adjoining semis rear elevation is also rendered. The proposed use of render finishing does not necessarily require planning permission and given that several properties in the existing street scape have render finishing it is not considered to be detrimental to the character of the area.

The proposal is acceptably designed and considered compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden will retain a depth of some 27m and some 350sqm of amenity space. This is compliant with the council's technical standards for a Five bedroom property.

The proposed bedrooms are also compliant with the council's technical standards and so the proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposed extension is situated away from the property known as No.70 Pine Avenue and so it is unlikely to affect light received to or outlook to this property. Furthermore the path of the sun will mean this property would not be affected. In terms of privacy there is currently a door opening and window to the ground floor level and a window at first floor level which face this property however the ground floor window will be removed and the window at first floor level will be reduced in size therefore on balance this is not liable to result in any material harm to the privacy of the adjoining occupiers.

In terms of light the adjoining property known as No. 74 Pine Avenue already has a rear extension in place in the form of a conservatory. The proposed extension would have a marginal detrimental impact on light levels to No.74 as it is of solid construction as opposed to the mainly glazed conservatory in place at present. However, as it is not excessively high and has no windows proposed in the elevation which faces No.74, it would neither materially harm the light received to - nor outlook enjoyed from - no.74, nor impact upon either privacy.

In order to further enhance the privacy of the neighbouring property a condition will be imposed to ensure no further window or door openings are created in the flank elevation.

No neighbour representations have been received.

The proposal therefore adequately safeguards the amenity of neighbouring properties and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The highways officer was consulted and his comments stated:

"Providing the front garden is hard paved there is space to park two vehicles off street which complies with standards. However any new hard standing would have to be constructed in a permeable material to ensure no surface water discharges onto the highway."

The proposal will result in the loss of a garage, however Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 4.5m by 2.1m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.

There is a driveway to the front to accommodate one car, however the proposal shows two cars and states "front drive parking for 3 cars". The proposal is considered to have adequate parking provision and to ensure the concerns of the highways officer are acknowledged a condition will be imposed to ensure the driveway is constructed using permeable materials.

Conclusion & Recommendation

The proposal has been fully considered and is compliant with local and national planning policy, therefore permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	24 th September 2021	Dated:	27 September 2021
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Gravesham Borough Council