



Delegated Report

Householder Planning Application

Planning Application No:	20220449
Location:	14 Istead Rise Gravesend Kent DA13 9JF
Description:	Erection of single storey side extension
Applicant:	Mr Anthony Tomkins
Site Visit Date:	10.02.22

Submitted Documents/Plans

Application Form;
Drawing No. AT-14-11 (A) – Floor Plans – Existing and Proposed;
Drawing No. AT-14-12 (A) – Side and Rear Elevations – Existing and Proposed;
Drawing No. AT-14-13 (A) – Side and Front Elevations – Existing and Proposed;
Drawing No. AT-14-14 (A) – Location Plan;
Drawing No. AT-14-15 (A) – Block Plan; and
Supplementary Information – Statement from the applicant.

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
- 4 – Decision-making
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment

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.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 17.05.22.

Officer's Analysis

14 Istead Rise is a detached dwelling located on the northern side of the highway, on the corner of Istead Rise and Brookside Road. The property is characterised by a sloping mansard roof design, with mixed materials of hung tiles, wooden cladding and render.



The property benefits from a large driveway and detached garage to the front. There is a single storey lean-to structure on the structure to the side and a two storey rear projection.

This application proposes the erection of a single storey side extension in replacement of the existing lean-to structure. It would be used as a games and utility room and constructed with a flat 'green roof' complete with parapet wall around the entire roof perimeter.

Design, Character and Appearance

The proposed extension would have a depth of 7.15m, a width of 7.50m and height of approximately

3.00m. The plans show the extension to be set back from the front elevation by approximately 0.50m, set away from the site boundary by 0.50m and is to be flush with the rear elevation. The eaves of the proposed extension follow the eaves of the existing dwellinghouse and the windows in the flank elevation facing No.16 Istead Rise would have obscure glass.

The proposal would create space for a games and utility room, with no other room layout changes shown on the plans. There would be no additional bedrooms created by this proposal. Materials of the proposed development would match the existing, apart from the 'green roof.' As listed on the application form; facing brickwork is to match the existing and doors and windows are to be uPVC double glazed to match the existing. The statement from the applicant concurs that the extension would have a rendered finish to reflect the existing dwelling. As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (2021) flat roofs visible from the street scene should generally be avoided. However, the 'green roof' is considered a positive and would off-set biodiversity lost from development, in accordance with Section 15 of the National Planning Policy Framework (NPPF) (2021).

Gravesham's Design Guidance SPD (2021) states the width of side extensions should generally be no greater than half the width of the original building. The width of the existing dwelling is approximately 10.82m, half of which is 5.41m. The width of the proposed extension is 7.50m which far exceeds the guidance. It is acknowledged that the majority of the extension would be screened from view from the highway, Istead Rise, by the existing garage structure which is to be retained according to the plans. Notwithstanding the statement from the applicant, if the garage were to be removed at any point, the scale of the side extension would be visible from public vantage point, and appear as an incongruous, wide, blank, uncharacteristic facade with no fenestration. Although there is some fenestration proposed in the rear elevation of the extension and this is in keeping with the style of the host dwelling, the width of the extension would result in a disproportionate bulky addition that is out of scale with the existing dwelling. Width was raised as an issue during the pre-application stages for a similar proposal. As indicated by the case officer; *"The single storey side extension is greater than half the width of the original dwelling and is not subservient or set back from the building line. Therefore, the proposed extension is contrary to design guidance."* Although the proposed extension for this application has been set back from the front elevation, the application has not addressed the width concerns raised during pre-application.

Therefore, the proposal is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Amenity of Future Occupiers

The proposed room sizes are more than sufficient at approximately; 10.63sqm for the utility room and 31.28sqm for the games room. The private garden area, post-development, would be reduced by the extension. The remaining garden would have a depth of approximately 10.00m and a garden area of approximately 240.80sqm. Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) states that a four bedroom property should have a garden with a minimum area of 100.00sqm and depth of 10.00m. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The positioning of the proposed extension and the street gradient along with the path of the sun means the proposed single storey side extension is unlikely to cause any detrimental impact on any surrounding property in terms of outlook, privacy or sense of enclosure. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways:

There are no parking or highway issues related to this proposal. The driveway has adequate space for off-street parking for a four-bedroom property in accordance with adopted parking standards (SPG 4) (2006).

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the development is not considered to have a detrimental impact on the landscape which is therefore in accordance with Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014.)

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the erection of a single storey side extension is unlikely to pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, a single storey side extension to an existing dwelling is unlikely to have any archaeological impact due to the shallow nature of the foundations.

Biodiversity

The green roof is considered positive and would off-set biodiversity lost from development, in accordance with Section 15 of the National Planning Policy Framework (2021).

Sewer

The property is in proximity of Southern Water sewer pipelines. If the Local Planning Authority were minded to approve the application, an informative would be attached to the decision notice.

Conclusion & Recommendation

The proposed single storey side extension would result in a disproportionate addition to the existing dwellinghouse. The width of the extension would be greater than half the width of the existing dwellinghouse which is not in accordance with Gravesham's Design Guidance SPD (2021) and is therefore contrary to Policy CS19 (LPCS) and Section 12 (NPPF.)

As such, it is recommended that the application is refused.

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:	14th June 2022	Dated:	14th June 2022