



Delegated Report

Householder Planning Application

Planning Application No: 20221292

Location: 3 Stacey Close Gravesend Kent DA12 5TD

Description: Erection of single storey side extension with garage conversion, linking garage to main house.

Applicant: Elizabeth Clements

Site Visit Date: 24th January 2023

Submitted Documents/Plans

Application Form Dated 06/12/2022;
Drawing Number 3SC-PL-05 (Location Plan);
Drawing Number 3SC-PL-06 (Block Plans – Existing and Proposed);
Drawing Number 3SC-PL-01 (Floor and Roof Plans – Existing);
Drawing Number 3SC-PL-03 (Elevations – Existing);
Drawing Number 3SC-PL-02 (Floor and Roof Plans – Proposed); and
Drawing Number 3SC-PL-04 (Elevations – Proposed).

Procedural Issues

The application has been determined in accordance with the above submitted documents/plans and Paragraph 38 of the National Planning Policy Framework (NPPF) (2021) sets out adopting a positive and proactive approach to development proposals. Prior to this application being submitted, the agent did not engage with the Local Planning Authority with a formal pre-application enquiry on the proposed development.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220933	Erection of single storey side extension, garage conversion, linking garage to main house, rear dormer extension with a part two-storey section.	Refused	20.10.2022
20150842	Application for minor material amendment attached to planning permission reference no. 20140997 relating to the erection of a single storey rear extension to form enlarged kitchen, alterations to hipped roof to form gable ends to the side and rear incorporating oriel window, construction of dormer window in the rear roof slope, insertion of three roof lights on the front elevation and conversion of the roof space into bedroom with en-suite bathroom, walk-in wardrobe and study; to substitute approved drawing no. MAD-264-12 with replacement	Permitted	09.10.2015

	drawing no. MAD-264-19 showing alterations to the height of the single storey rear extension, introduction of glass lantern over kitchen area, reconfiguration of south side window openings on the first floor, removal of roof light on front roof slope and substitution of clear glass with obscured glass on rear dormer window and provision of side opening windows on rear elevation.		
20140997	Erection of a single storey rear extension to form enlarged kitchen, alterations to hipped roof to form gable ends to the side and rear incorporating oriel window, construction of dormer window in the rear roof slope, insertion of three roof lights on the front elevation and conversion of the roof space into bedroom with en-suite bathroom, walk-in wardrobe and study.	Permitted	19.11.2014

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 (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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors - No responses received.

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation expired on 6th January 2023.

Officer's Analysis

A previous application was submitted for the erection of single storey side extension, garage conversion, linking garage to main house, rear dormer extension with a part two-storey section under application 20220933. The application was refused on the below grounds:

The proposed side elevation is considered to be an inappropriate addition in terms of the design and would be harmful to the appearance of the existing dwelling and wider area. In addition to this, the proposed rear dormer is also considered to be inappropriate in terms of size and design and harmful to the appearance of the existing dwelling and wider area. Therefore, the application is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

The current proposal looks to overcome these issues.

Design, Character and Appearance

3 Stacey Close is a semi-detached bungalow located on the northern side of the highway. The frontage of the property includes off road parking for at least two vehicles and a garage which is set back to the side.



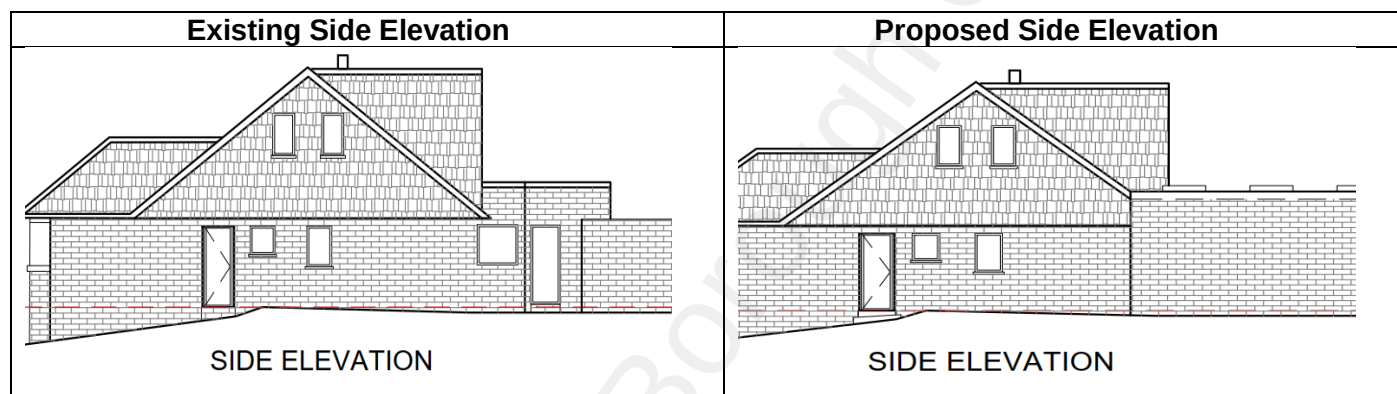
The application proposes the erection of a single storey side extension incorporating and converting the existing garage, linking it to the main dwelling. The erection of rear dormer with part two storey section proposed in the previous application has been removed.

The single storey side extension looks to convert and expand the existing garage to the main house to create space for an open plan kitchen / dining area. The extension measures 8.44m in depth, 2.56m in

width and 3.2m in height and includes an external door to both the front and rear of the property and three roof lights. The proposed materials will be brick to match that of the existing property.

The application for the single storey side extension proposes a flat roof. Gravesham's Householder Design Guide states that side extensions should incorporate roof designs to reflect the main property's roof and the use of flat roofs should be avoided. In this instance it is noted that the side extension would be set well back from the road and therefore would be unreasonable to refuse the application on these grounds.

However, Gravesham's Householder Design Guidance also states that a single storey side extension should consider the impact on the character and appearance of the host building. Whilst it is acknowledged that there is an existing single storey rear extension with a height of 3.2m, any subsequent extensions should be designed in line with the guidance and be subservient. The proposed side extension is not set down from the main roof and would dramatically interrupt the eaves of the roof, visible from the street scene and is therefore not subservient to the original dwelling. The large size of the proposed extension would further accentuate this.



While the removal of the dormer from the previous application goes some way to reduce the bulk of the design, the side extension is still an incongruous addition which is not subservient to the original dwellinghouse.

Therefore, the proposed side elevation is considered to be an inappropriate addition in terms of the design and would be harmful to the appearance of the existing dwelling and wider area. Therefore, the application is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposed room sizes comply with the Nationally Described Space Standard (2015) and also the Council's SPG 2 - Residential layout guidelines (RLG) (2020).

The post development garden area and depth is in accordance with the RLG (2020) for a property with 3 bedrooms, which the property has the potential to be. The approximate garden area is 249 sqm and the depth from the rear wall of the house is approximately 21.92m. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

The proposed single storey side extension is not excessive in height and therefore is unlikely to affect any light received or outlook.

The proposal includes two windows to the side elevation which accommodate the kitchen. The windows front the garden of neighbouring property known as 1 Stacey Close. The existing boundary treatment will serve to protect the privacy of both properties.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Highways and Parking

There are no highways or parking issues related to this application. Although the application includes the loss of the garage to the side of the property, the existing driveway provides off road parking for a minimum of two cars and therefore is in accordance with KCC Parking Standards (2006).

Conclusion

The application has been fully considered and has not fully overcome the previous reasons for refusal and is contrary to local and national planning policy.

The proposed side extension is considered to be an inappropriate addition in terms of the design and would be harmful to the appearance of the existing dwelling and wider area. Therefore, the application is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

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

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:	30 th January 2023	Dated:	30th January 2023