



Delegated Report

Householder Planning Application

Planning Application No: 20230100

Location: 112 Vigilant Way Gravesend Kent DA12 4PN

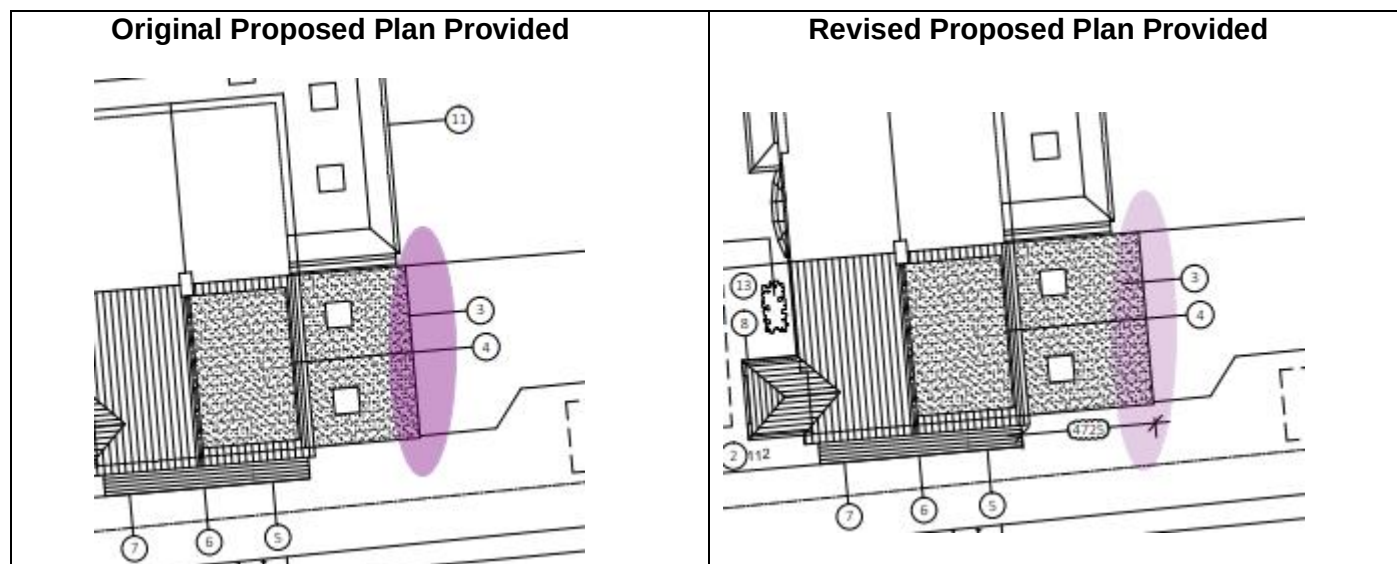
Description: Erection of a two storey front extension, single storey side and rear extension. Extension to existing dormer to create additional floor space within the existing loft conversion. Demolition of garage and erection of replacement garage.

Applicant: Mr & Mrs Ozokwere

Site Visit Date: 09.03.23

Procedural Matters

During the course of the application, it was noted that there were some inconsistencies with the plans provided. As such the agent was contacted and sent revised plans. The revised plans included a correction to the dimensions for the proposed single storey rear extension:



Although the larger dimension was represented on other plans for the application, reconsultation was required in order to ensure any third party consultees fully understood the scale of the proposal. As such, reconsultation was undertaken with an extension of time agreed until 21.04.23.

Submitted Documents/Plans

Application Form;

Drawing No. JMD-1163-B-010 Rev P1 – Site Location Plan;

Drawing No. JMD-1163-B-020 Rev P2 – REVISED Block Plan – Existing and Proposed;

Drawing No. JMD-1163-B-030 Rev P3 – REVISED Parking Provision – Proposed;

Drawing No. JMD-1163-B-100 Rev P1 – Elevations – Existing;

Drawing No. JMD-1163-B-110 Rev P2 – Elevations – Proposed;
 Drawing No. JMD-1163-B-120 Rev P1 – Side Elevations – Existing and Proposed;
 Drawing No. JMD-1163-B-130 Rev P2 – Floor Plans – Existing;
 Drawing No. JMD-1163-B-140 Rev P2 – Floor Plans – Proposed;
 Drawing No. JMD-1163-B-150 Rev P1 – Loft layout with Roof plan and Cross Section A-A – Existing;
 Drawing No. JMD-1163-B-160 Rev P1 – Loft Layout with Roof Plan and Cross Section A-A – Proposed;
 and
 Drawing No. JMD-1163-B-170 Rev P2 – REVISED Garage Plans – Existing and Proposed.

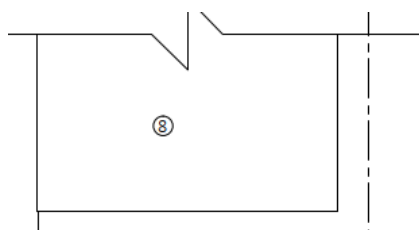
Superseded Plans

~~Drawing No. JMD-1163-B-020 Rev P1 – Block Plan – Existing and Proposed;~~
~~Drawing No. JMD-1163-B-030 Rev P1 – Parking Provision – Proposed; and~~
~~Drawing No. JMD-1163-B-170 Rev P1 – Garage Plans – Existing and Proposed.~~

Plan Note

There are some small annotation errors on the plans highlighted below:

On drawing No. JMD-1163-B-130 Rev P2 – Floor Plans – Existing (number 8 should be number 6):



- 3 = Existing uPVC conservatory
- 4 = Timber panel fencing
- 5 = Timber access gate
- 6 = Existing garage
- 7 = Existing drainage

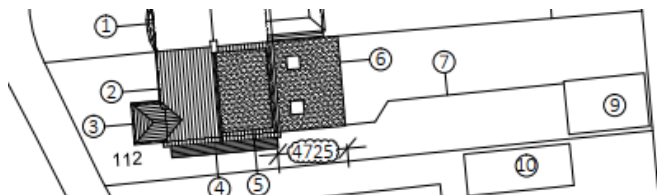
NOTE:

On drawing No. JMD-1163-B-120 Rev P1, the second ledger is annotated as existing, but relates to the proposed:

LEDGER - Existing

- 1 = Outline of 114 Vigilant Way
Cross Section B-B
Refer to DWG: JME-1163-B-130 & 140
- 2 = Proposed Dormer construction / loft conversion with hanging tiles
- 3 = Extended SVP to service Dormer / loft conversion
- 4 = Proposed single storey rear extension
- 5 = Proposed two storey front extension

On drawing No. JMD-1163-B-020 Rev P2 – Revised Block Plan – Existing and Proposed (the new garage is annotated as number 9 rather than number 8)



- 7 = Adjusted / extended timber fence panels / corner
- 8 = Demolish existing / construct new garage
- 9 = 114 - Approved development Ref 20210244

It should also be noted that the measurement of internal areas assessed during the course of this application has been taken from the plans. The tables provided on the drawings have not been used. The above does not affect the determination of this application.

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

Cllr Ashenden:

I have a concern with proposed parking to the rear of this property. Looking at the proposed drawing I cannot visualise how access can be achieved to the 2 extra spaces and the new garage at the rear of the property is possible as there is also a side extension being proposed as well. Maybe its me not understanding the drawing but it might well be worth more scrutiny.

GBC – Highways Officer

The preferred garage size in SPG4 is 3.6metres by 5.5 metres as detailed below.

Garages

B2. Experience has shown that garages provided for individual residential dwellings are unlikely to be used for the parking of a vehicle unless sufficient space is also incorporated within the garage for storage. This may have less relevance for garages that are provided as a communal facility for residential accommodation. However, the needs of the mobility impaired, either as a driver or as a passenger, should also be considered in the design of garages and sufficient space should also be allowed to enable a garage to be used as a secure location for any cycle parking provision.

Taking these factors into account the preferred internal dimensions of a garage that should be considered for residential developments in Kent are:

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Where it can be demonstrated that cycle parking is provided elsewhere width of garage can be reduced.

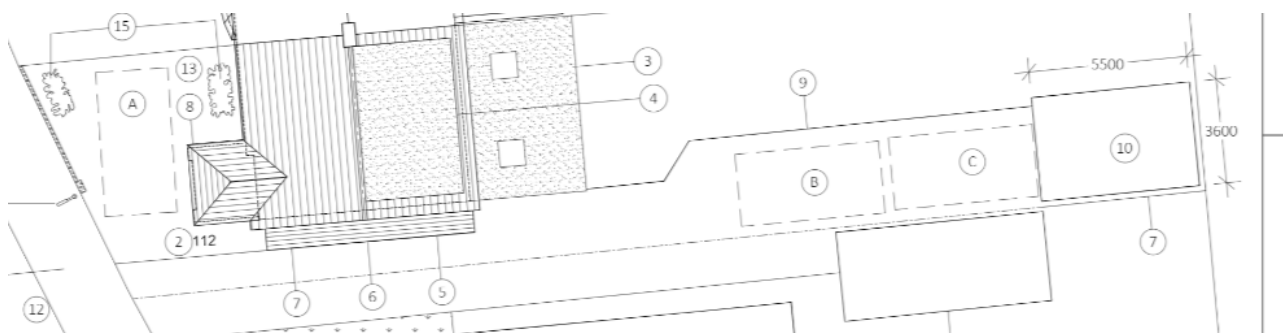
But note these are internal and not external sizes which are shown on the submitted drawings, the garage should therefore be increased in size to accommodate the internal dimension requirement. This should be easily accommodated within the site. However, if the garage is a prefabricated structure, it may not be possible to adjust the size and in truth given the proposal increases the size of the garage it would not be fatal to the application. **But it needs to be noted there is a discrepancy in the drawings submitted, Drawing JMD-1163-B-170 shows a garage length of 5.4 metres whilst drawing number JMD-1163-B-030 shows a length of 5.6 metres a difference of 200mm which needs to be corrected. It is noted that there is a note on JMD-1163-B- 170**

But this just adds to the uncertainty of what is being proposed.

The property can provide sufficient car parking to comply with guidance, so I have no objections, but would suggest the details for the garage should be subject to a condition to ensure the structure meets requirements.

Updated comments:

Planning guidance only requires two vehicle spaces to be provided, this can be done by parking in the front garden and one vehicle in front of the garage on the driveway, the second position is deemed not be practicable as it would obstruct the neighbours using their garage. The suggested garage could be an additional parking space, but it appears the applicant cannot fix the dimensions at this time and so is discounted.



Spaces A and C are considered viable. Whilst the neighbour has compromised their access to the rear by constructing an extension, the garage could be removed to form a parking space the neighbour would have to permit access, (subject to the requirements in the deeds to the properties).

Reconsultation

GBC – Highways Officer

I have no objections given the revisions, the applicant seems to be using the internal dimensions of a garage as the external requirement, but sufficient space will remain to safely park a car, so do not consider it worth pursuing the matter further, particularly when it will be an enhancement on the existing situation.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The initial consultation period expired on 08.03.23, with the reconsultation period expiring on 18.04.23.

Officer's Analysis

112 Vigilant Way is a two storey semi-detached property located to the east of Vigilant Way. The existing property benefits from a rear dormer, small side porch, a conservatory and a hard paved shared side access that leads to the garage. It was noted when visiting the site that the front garden area was utilised for parking.

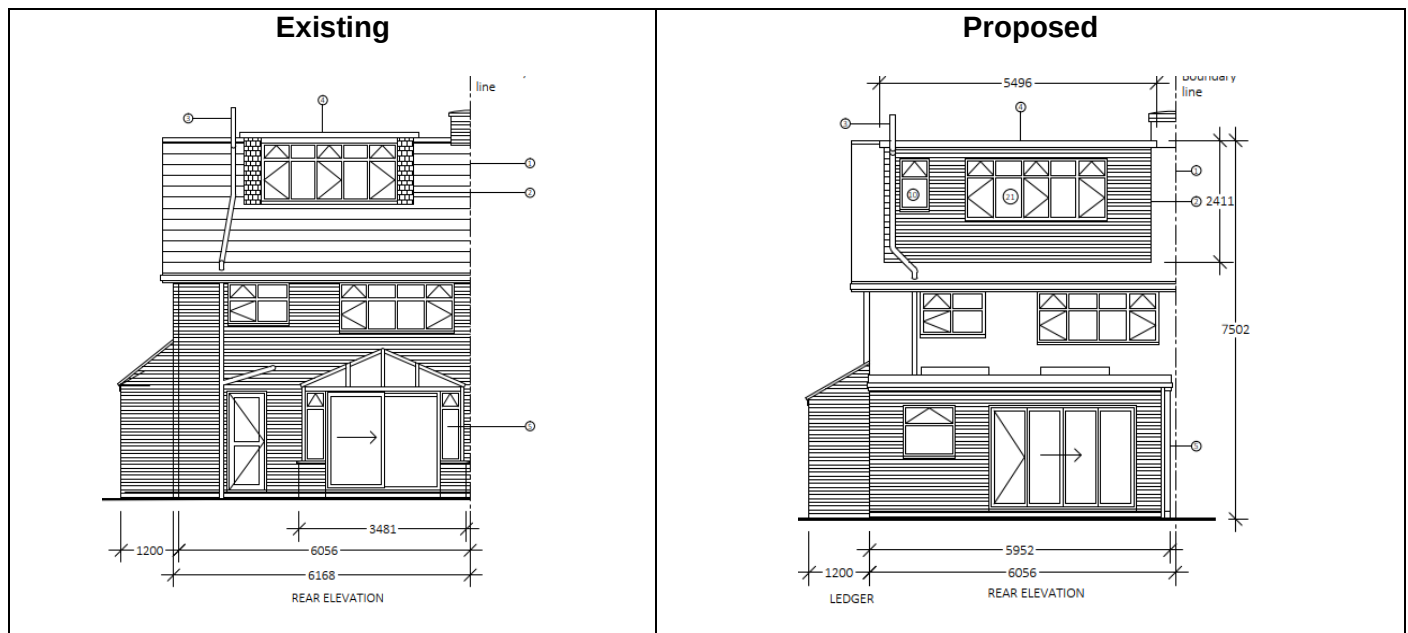


This application proposes; demolition of the existing conservatory and the erection of a single storey rear extension, a two storey front extension and a single storey side extension. In addition an extension to existing dormer is proposed along with the demolition of the existing garage and the erection and relocation of the new garage.

Proposed Development

The development would create space for; an enlarged kitchen/dining area, study, family room, bathroom and a refuse area at ground floor level, an enlarged bedroom at first floor level, and; a new bedroom, ensuite and wardrobe/storage area on the second floor. It will have the following dimensions:

Garage • Height 2.41m • Width 3.60m • Depth 5.50m	Single Storey Rear Extension • Height 3.00m • Width 5.96m • Depth 4.71m
Single Storey Side Extension • Height 3.10m • Width 1.20m • Depth 7.23m	Dormer • Height 2.40 • Length 5.27m • Depth 3.55m
Two Storey Front Extension • Height 5.67m • Width 2.58m • Depth 2.24m	





The proposed external materials for the development are as follows:

Development	Existing	Proposed	Acceptable? Y/N
Roof	Concrete Interlocking tiles to main roof with plain concrete tiles over porch	Concrete Interlocking tiles to the front extension to match existing, plain concrete tiles to side extension to match existing, high performance felt roof	Y

		over single storey rear extension	
Walls	Facing brickwork (rustic) with plain vertical hanging tiles to the front and vertical plain concrete tiles to dormer	Facing brickwork (rustic) with plain vertical hanging tiles to match existing Dormer to have composite grey cladding boards	Acceptable. It would be desirable for the dormer materials to match the existing dwelling, however on balance, the cladding is acceptable.
Windows	uPVC	uPVC	Y
Doors	X	uPVC folding doors to rear extension steel 'up and over' door to garage	Y
Boundary Treatments	Timber close board fencing with concrete posts incorporating timber close board access gate	Timber close board fencing with concrete posts incorporating timber close board access gate	Y
Vehicular Access/Hardstanding	Original single crossover leading to concrete paving slabs / concrete slabs. Gravel to front elevation	Original single crossover leading to concrete paving slabs / concrete slabs – extended to the location of the new garage. Gravel to front elevation	The gravel, although undesirable due to potential dragging onto the highway, is on balance acceptable, as Vigilant Way is not a classified road.
Fascia, soffits, bargeboards, rainwater goods, waste pieework		These will be similar to/will match the existing	Y
Garage	Concrete sectional garage	Concrete sectional garage	Y

Overall, and on balance, the proposed external materials are considered to be acceptable.

Design, Character and Appearance

The proposal has been designed to be respectful to the existing dwelling in terms of scale, proposed materials and design detailing.

The proposed front extension does not dominate the host dwelling, and is set in slightly from the existing side elevation and down from the roof. The tiling and pillar style detailing will replicate the manner of the existing front elevation.

The side extension is set slightly back from the front elevation and will also provide a refuse storage area, which is considered a positive inclusion within the development proposal.

To ensure the parking area for the property is protected, the existing garage is to be demolished, and the new garage will be located further back with an extension to the hard paved access area. This will facilitate additional parking opportunity and entry to the new garage. The garage will be located within the rear garden and will be an enlarged version of the original.

Although the depth of the single storey rear extension is fairly substantial, it is modest in height, and is

overall considered subservient. It would be desirable, in design terms for the new windows to align better with the first floor windows, however on balance, this is considered acceptable and will not be viewed from the public vantage point.

Usually, large flat roof dormers are undesirable, and they should be designed so they do not overwhelm the roofslope. However, it is noted that there is an existing flat roof dormer on site that currently exceeds the roof ridge. This is considered poor design and as such, this current proposal would be an improvement on the appearance of the existing dormer and roof slope; therefore, the dormer is acceptable.

The new fencing will be 1.80m high and would separate the rear garden area from the new parking/access area and garage.

The front garden area is to be used for parking and the soft landscaping proposed is minimal, when the scale of the development is considered. Although undesirable, on balance, it is acceptable.

Overall, the development 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, and the proposed block plan indicates the resultant garden depth would comply with these requirements, with garden area falling slightly below the 100.00sqm requirement at 95.48sqm. On balance, it is considered there is sufficient garden space, post development. The RLG (2020) also sets out expected room sizes, and the proposal is considered to provide acceptable room sizes in accordance with the guidance. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

The development in situ will not cause a detrimental loss of light to neighbouring properties. To expand; the two storey front extension is set a sufficient distance away from both 114 and 110 Vigilant Way, and the single storey rear extension will be modest in height. In addition, the development would not cause a sense of enclosure or impact the outlook of neighbouring properties. Furthermore, privacy does not pose an issue, as there is sufficient privacy distance between the new front extension and properties located opposite the site, and other new windows will either be obscure glazed (because they serve bathrooms, etc) or they will serve non-habitable rooms such as the landing and garage. The new window in the flank elevation serving bedroom 3 will be made smaller and is therefore an improvement on the existing in terms of protecting privacy. In addition, the extension of the dormer will not result in any additional overlooking than the existing dormer.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

Notwithstanding the Highways Officers comments, parking arrangements with neighbouring properties would fall under a civil matter. The proposal provides sufficient off-street parking in accordance with SPG 4 - KCC Parking Standards (2006) and as such is acceptable.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development is unlikely to have any archaeological impact.

Conclusion

Overall, the development is considered subservient to the existing dwelling and has been designed to compliment the character of the property. Furthermore, the proposal will provide sufficient off-street parking and 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:	
Signed:	L Hankin	Signed:	
Dated:	19 th April 2023	Dated:	