

Delegated Report

Householder Planning Application

Planning Application No: 20230012

Location: 88 Lanes Avenue Northfleet Gravesend Kent

Description: Erection of a part single, part two storey rear/side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms

Applicant: Mr & Mrs Marszalek

Site Visit Date: 09.03.23

Submitted Documents/Plans

Application Form;
Block Plan – Existing (received on 01.02.23);
Block Plan – Proposed (received on 06.01.23);
Site Location Plan – Existing (received on 01.02/23);
Site Location Plan – Proposed (received on 06.01.23);
Drawing No. DA117HS88 -01 – Floor Plans – Existing;
Drawing No. DA117HS88 -02 – Elevations – Existing;
Drawing No. DA117HS88 -03 – Floor Plans – Proposed; and
Drawing No. DA117HS88 -04 Rev 01 – Elevations – Proposed.

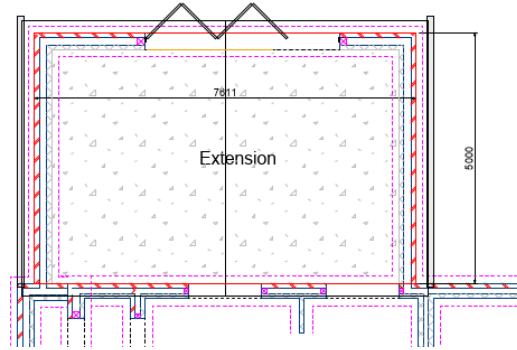
Plan Note

The elevations for this proposal indicate the external walls of the single storey rear extension will be set in from the flank wall and shared boundary:



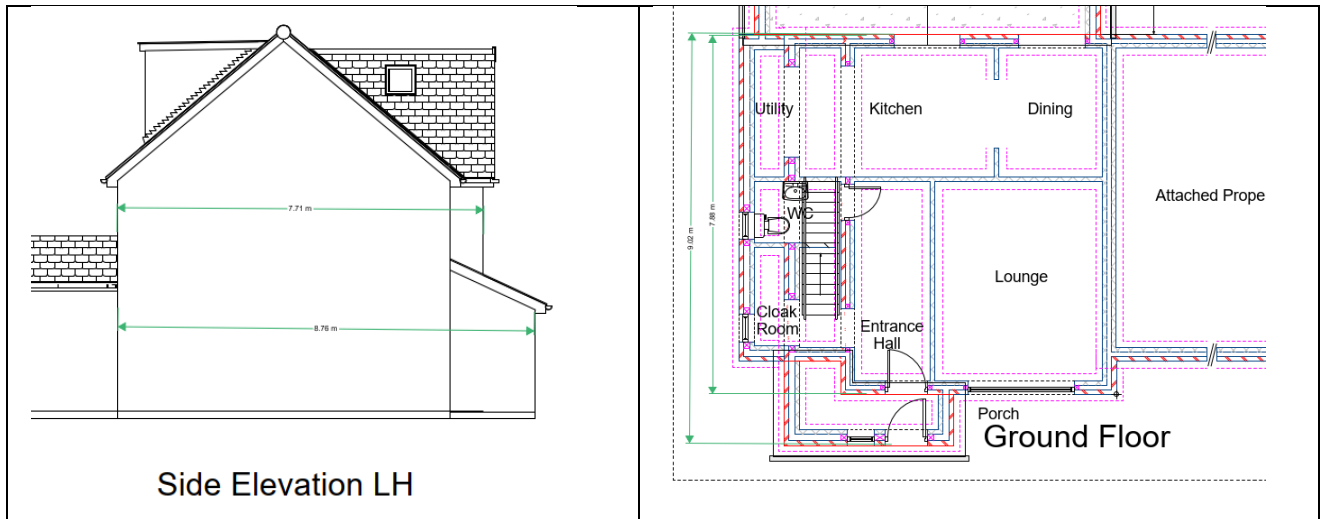
Rear Elevation

However, the ground floor plans appear to include the roof overhang of the extension on the plan, giving the appearance that the extension will run flush with the flank wall and shared boundary. On further inspection it is noted that the external walls of the property and proposed extension appear to be represented by the red and white lines on the floor plan drawing:



Therefore, the application will be assessed as such.

Furthermore it is noted there appears to be numerous discrepancies between the plans and elevations; including dimensions and omitted fenestration:



As the Local Planning Authority are not minded to permit the application, further clarification/amendments have not been sought.

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 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

No comments.

GBC – Highways Officer

The proposal increase the number of bedrooms from three to four so a secure cycle parking space needs to be provided to comply with SPG4.

With four bedrooms ideally two car parking spaces should be provided. It is noted that the Google Street View Image shows the kerb in front of the property has been dropped and there is no boundary treatment along the frontage, although there is no evidence parking occurs on the front garden, except for one image taken in October 2009. Parking on the lawn is far from ideal, but I'm not aware of any mechanism that would require the applicant to provide something different.

I have no objections.

Southern Water

It appears that the developer is intending to build-over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk.

Please note: There is a private communication pipe within the development site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 21.02.23 and no responses were received. The overall consultation period expired on 17.03.23.

Officer's Analysis

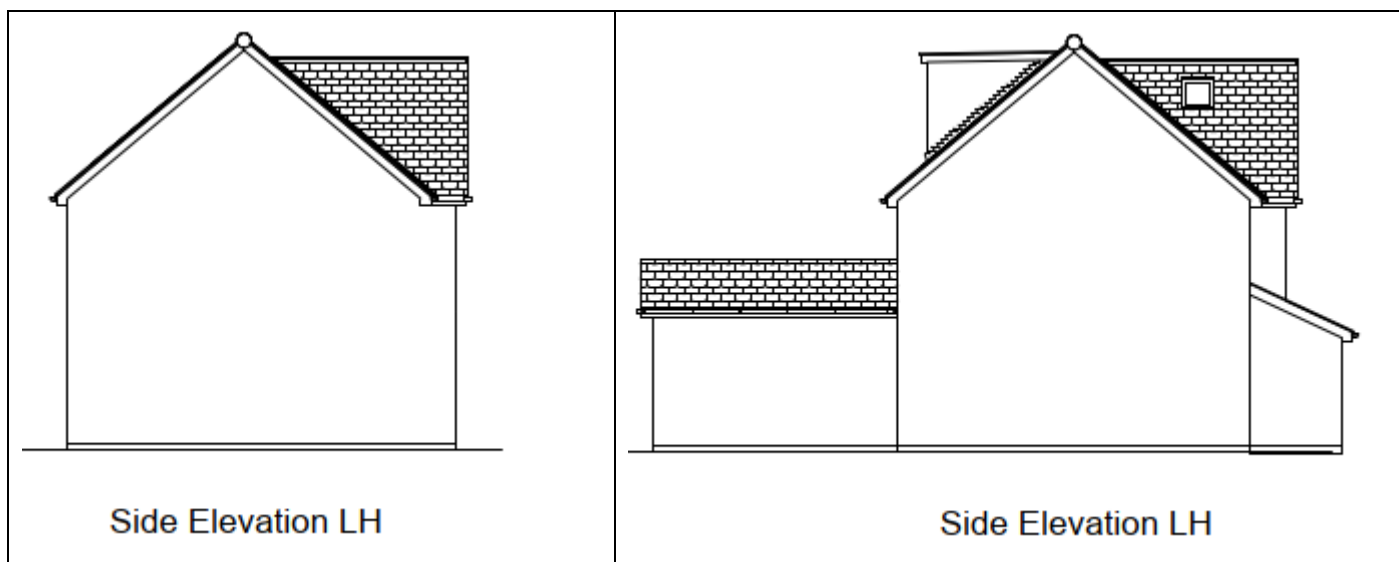
88 Lanes Avenue is a two storey end of terraced property located west of the highway. The row of terraces form part of an established street pattern that is replicated within the local area and forms part of a wider pre-planned housing estate.



This application proposes the erection of a part single, part two storey rear/side extension, erection of a front porch, construction of a dormer in the rear roof slope and conversion of the roofspace to form habitable rooms.

Proposed Development





The proposal would create space for; an enlarged floor space area, cloak room, WC and utility room at ground floor level, layout changes at first floor level to incorporate a new study and enlarged bathroom, and two bedrooms, a shower room and storage space at second floor level. Furthermore, the proposal includes the installation of rooflights in the front roofslope.

External materials for the extensions would match the existing dwelling and would have the following dimensions:

Single Storey Rear Extension (part side extension) • Height 4.04m • Width 7.60m • Depth 5.00m	Two Storey Side Extension • Height 8.23m • Width 2.24m • Depth 7.18m
Dormer • Height 1.98m • Length 7.24m • Depth 2.60m	Porch • Height 3.34m • Width 3.71m • Depth 1.83m

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling, along with complimenting the character of neighbouring properties and the local area.

The floor plans indicate the two storey side extension would be set back from the front elevation, however this is not demonstrated on the elevations. Furthermore, the extension is not set down from the roof ridge and the proposed fenestration is not sympathetic to the existing. The single storey rear/side extension alone is large and the fenestration is poorly aligned with the existing windows at first floor level. In addition,

the rear dormer contributes to the overdevelopment of the rear of the dwelling. Although it is set down from the roof and set above the eaves, it has an incongruous appearance that has a detrimental impact on the existing dwelling, and the fenestration is not aligned or sympathetic to the existing dwelling.

The proposal is considered overdevelopment of the site. The cumulative extensions as well as the large porch/front extension and rear dormer would overwhelm the existing dwelling and is considered unsympathetic to its character. The porch is large, and is considered to be more of a front extension rather than a porch. This, along with its wrap around design would have a detrimental impact on the host dwelling and street scene. As evidenced by the plans, the proposed development would be constructed in a way that would leave only a small gap to the shared boundary with number 90. The closure of this gap would unbalance the row of terraces and disrupt the established street pattern of the local area.

Overall, the proposal is considered overdevelopment of the site. The cumulative extensions as well as the large porch/front extension and rear dormer form bulky additions that overwhelm the existing dwelling and are unsympathetic to its character.

As such, the development is contrary to Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

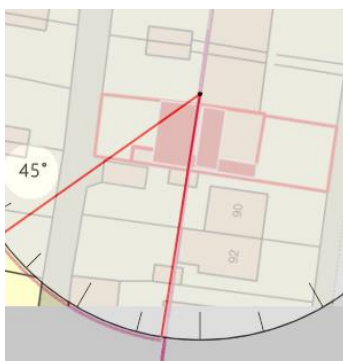
Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. The proposed block plan indicates the resultant garden space would fall far below the required 100.00sqm garden area and 10.00m garden depth at 49.19sqm and 7.15m respectively. The RLG (2020) also sets out expected room sizes, and the new bedrooms on the second floor fail to meet the nationally described space standards of 7.50sqm for a single bedroom; at both 7.31sqm and 6.71sqm. In addition, 'bedroom 2' on the first floor would only be suitable for single occupancy. Floor space for studies, utility rooms and cloak rooms are not specified within the RLG, however the room sizes are considered acceptable. The shower room at second floor level falls below the requirements of the RLG (2020), however there is sufficient bathroom amenities available in other parts of the dwelling to mitigate this.

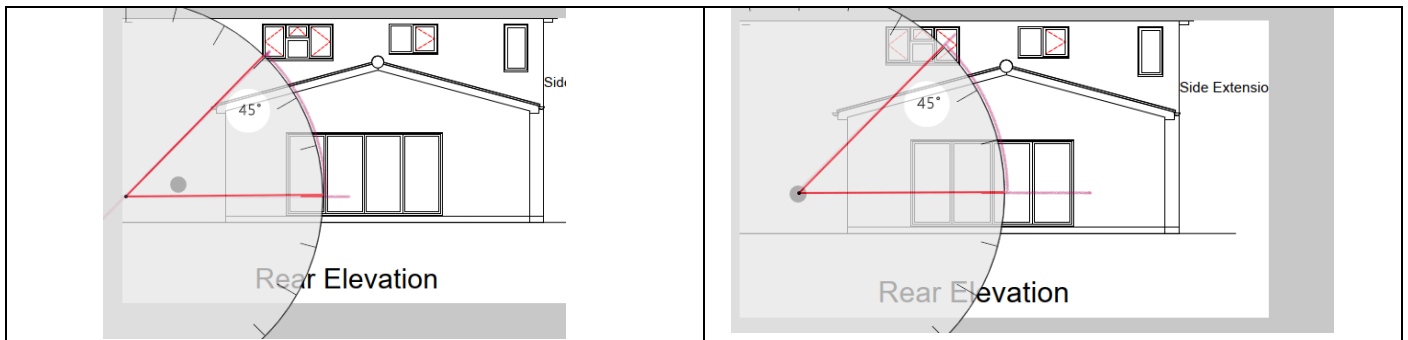
Overall, the proposed development does not provide acceptable garden and room space to safeguard the amenity of future occupiers contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

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

Due to the path of the sun, the proposed development would be unlikely to detrimentally impact the light to neighbouring property, No. 90. However, the large single storey rear extension would have the potential to impact the light to No.86. Insufficient information has been provided to demonstrate the development would not impact neighbouring properties, however an approximation of the location of the neighbouring window using the 45 degree rule indicates there could be a detrimental impact on light to No. 86, as shown on the plans and elevations below:





The new windows as shown on the floor plans would serve a cloakroom (which is not considered to be a habitable room), a WC (which can be conditioned to be obscure glazed), and a study. The window for the study would be situated in the front elevation which is a sufficient distance to properties opposite the dwelling, with additional trees and fencing providing screening to mitigate any privacy issues. As such, there are no concerns with regards to privacy.

The proposal would result in a sense of enclosure and impact the outlook of neighbouring properties due to the proximity of the development to the existing flank windows at No. 90.

Overall, the proposed development is not considered to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal. In addition, Gravesham's Highways Officer raises no objections.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Archaeology

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

Conclusion

The proposal is considered to have an incongruous appearance of poor design, and constitutes overdevelopment of the site. The cumulative extensions as well as the large porch/front extension and rear dormer form bulky additions that overwhelm the existing dwelling and are unsympathetic to its character. In addition, the proposed development fails to safeguard the amenity of future occupiers with proposed room sizes and a resultant garden area that fails to comply with guidance and policy. Furthermore, the size and bulk of the proposed development would have an oppressive effect and cause a sense of enclosure and loss of light to neighbouring properties. Overall, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2021).

Recommendation

Refusal

(For detailed conditions / 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:	27th February 2023	Dated:	27th March 2023