

Delegated Report

Householder Planning Application

Planning Application No: 20231095

Location: 138 Old Road East Gravesend Kent DA12 1PF

Description: Erection of a single storey rear extension and hip to gable roof extension, conversion of loft space to habitable rooms with erection of rear dormer with Juliet balcony. Erection of new gate and steps to garden.

Applicant: Ms Winsome Worrell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
01A – Existing Block Plan
02 – Existing Ground Floor Plan
03 – Existing First Floor Plan
04A – Existing Side Elevation
05 – Existing Rear Elevation
06 – Existing Front Elevation
07 – Existing Section A-A
08 – Existing Side Elevation no.140
9E – Proposed Ground Floor Plan
09B – Proposed Block Plan
10E – Proposed First Floor Plan
11B – Proposed Loft Plan
12C – Proposed Roof Plan
13G – Proposed Rear Elevation
14G – Proposed Section A-A
15E – Proposed Side Elevation
16E – Proposed Side Elevation

Relevant Planning History

No relevant planning 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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

GBC Highway Officer:

I have no objection to the proposal as the property has a rear access and space to park vehicles. However, a parking plan should be submitted which clearly demonstrates that two car parking spaces can be readily accommodated. Depending on where the parking is located, the width of open parking is 2.5metres increasing to 2.7metres if adjacent to an enclosing boundary. The length would be 5 metres. Garages should conform to the requirements of KCC SPG4. Also, to comply with the requirements of SPG4, a cycle parking space should be provided for the extra bedroom.

Neighbouring properties

2no. surrounding properties were consulted, and no comments were received.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highways and Parking.

Design, Character and Appearance

This application relates to a semi-detached dwellinghouse, in the urban area. The houses in these areas are set back from Old Road East and obscured by landscaping with a secondary pedestrian access behind the tree line. There is an unadopted, unsurfaced track which runs to the rear of these dwellinghouses and the majority of these dwellinghouses have rear facing garages or drives. The majority of the dwellinghouses have hipped roofs but there is some variance with some occurrences of dormer roof extensions and in one instance a jerkinhead roof and some gabled ended roofs.

This proposal would create 4 main external changes:

- Hip to gable roof extension to the west side elevation.
- Erection of a rear dormer extension
- Erection of a single storey rear extension
- Landscape changes

Hip to Gable Extension

The hip to gable addition, would reflect the roof form of neighbouring property 136 Old Road East as per the below image taken from the rear. However, it would not raise the ridge height from existing and would not extend the eaves or beyond the existing front or rear roof slopes. Overall, it would not result in a disproportional or prominent addition, uncharacteristic to the area.



Google image taken in 2022.

Dormer extension

As the previous image showed, dormer roof extensions are present on the rear roofs of some neighbouring properties and so principally there is an existing precedent for dormer roof extensions. However, they should also be appropriately designed. In this case the proposed dormer would be set in from the sides, down from the ridge and up/back from the eaves. It would therefore be a subordinate addition and appropriate in design.

Single storey rear extension

The single storey rear extension would be 4 metres deep and in line with the existing side elevation. It

would have a pitched roof, which would soften its appearance whilst still maintaining a subservient appearance.

Landscape Changes

The additional of small steps to the side would not significantly raise land levels and would allow continued pedestrian access to the rear.

Cumulatively the additions would be subservient in scale and, the design would be consistent with the prevailing urban character of the area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

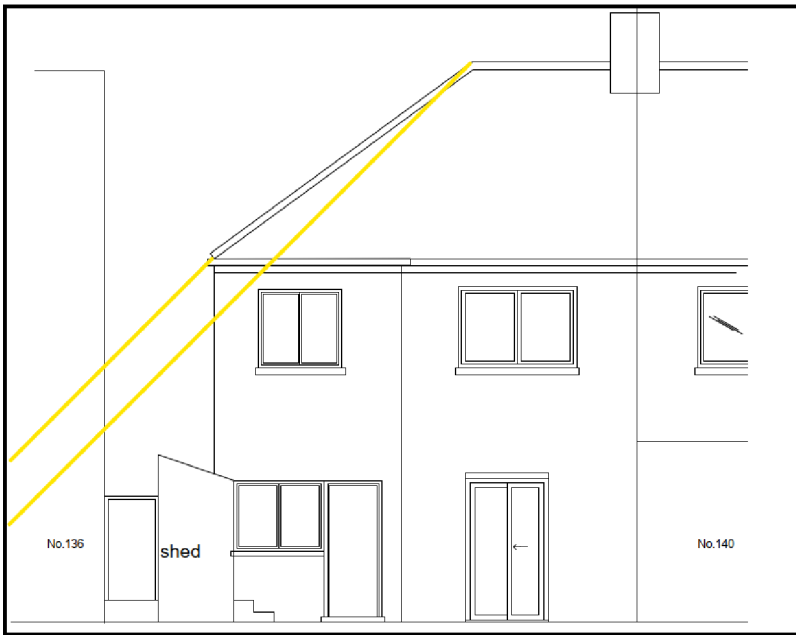
The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Bedroom 2 is 5m² and would be below the minimum required space standards. However, this is unaltered from existing and so it would not be changes as part of this proposal. All new rooms would be compliant with required internal space standards. Externally the minimum required depth and area would also be maintained.

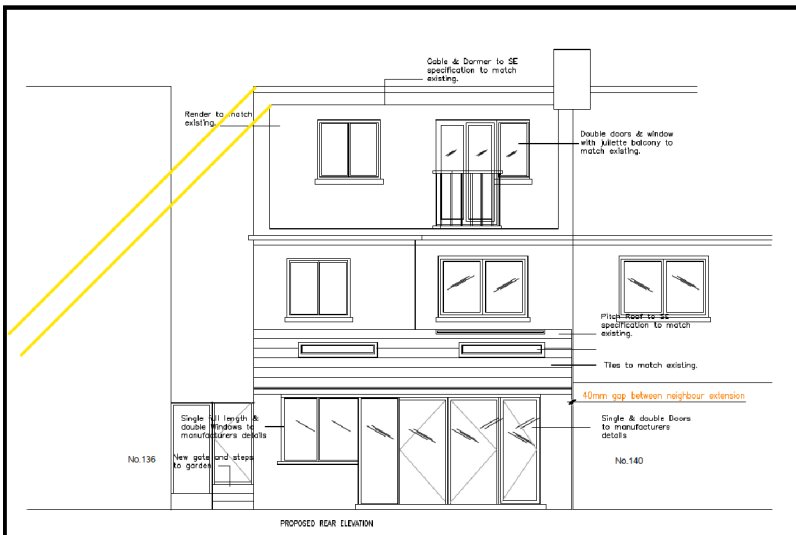
Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed extensions would not result in two-storey additions. However, the hip to gable ridge would bring the ridge of the roof closer to neighbouring property no.136 along with the dormer roof extension. As the 45-degree test shows below, there would be a minor increase in likely overshadowing as a result but this would not be significantly altered from the existing situation and would not overshadow main rear or front facing openings.



Existing



Proposed



As the below image shows, the proposed rear extension would not extend beyond no. 136 and would extend by only 1.55m beyond no. 140. At single storey level this would not overbear on either neighbour.



There would be no new side facing openings.

Overall, the proposed additions and alterations would not result in significant overbearing bulk, overshadowing or overlooking of neighbouring properties.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways and Parking

There is a garage to the rear of which details have not been provided. There would be an increase from 3 bedrooms to 4 bedrooms and so 2 vehicle parking spaces would be required and 1 cycle storage space.

The GBC Highways Officer has raised no objections to the proposal where an adequate parking plan is provided and approved.

Subject to further details required by condition, adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

Subject to conditions, the proposed development would comply with all relevant national and local planning policies. The recommendation is to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	28th December 2023	Dated:	29 th December 2023