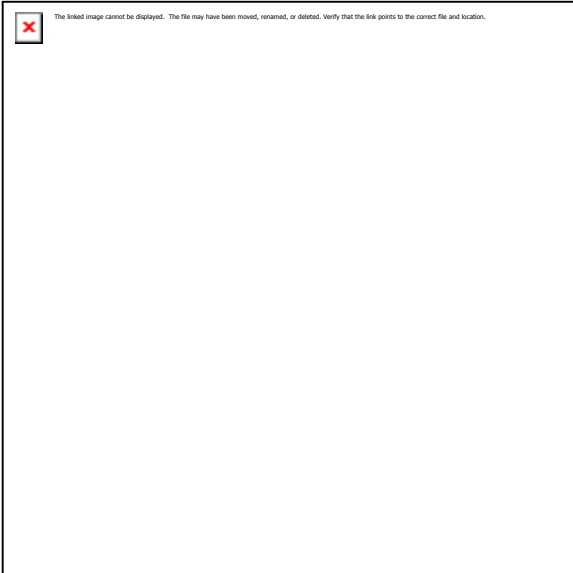




Delegated Report

Householder Planning Application

Planning Application No: 20211560

Location: 40 Northridge Road Gravesend Kent DA12 5AY

Description: Erection of a single storey rear extension and conversion of existing garage to home office and store, together with alterations including raising of roof height.

Applicant: Mr And Mrs Farrell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form Received 21/12/2021;
- Drawing No: JMD-1161-B-020 (Site Location Map) Received 21/12/2021;
- ~~Drawing No: JMD-1161-B-020 (Existing/Proposed Block Plans) Received 21/12/2021;~~
- Drawing No: JMD-1161-B-100 (Existing Elevations) Received 21/12/2021;
- Drawing No: JMD-1161-B-110 (Proposed Elevations) Received 21/12/2021;
- Drawing No: JMD-1161-B-120 (Existing/Proposed Floor Plans) Received 21/12/2021;
- Drawing No: JMD-1161-B-130 (Existing/Proposed Roof Plans) Received 21/12/2021;
- Drawing No: JMD-1161-B-300 (Existing/Proposed Section AA & BB) Received 21/12/2021; and
- ~~Drawing No: JMD-1161-B-700 (Existing/Proposed Plans/Elevations for Garage) Received 21/12/2021;~~
- Drawing No: JMD-1161-B-700 REV P2 (Existing/Proposed Plans/Elevations for Garage) Received 21/02/2022;
- Drawing No: JMD-1161-B-020 REV P2 (Existing/Proposed Block Plans) Received 21/02/2022.

Relevant Planning History

Reference	Description	Outcome	Decision Date
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20060233	Application for Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into two bedrooms and a shower room/wc.	Certificate Granted	12.05.2006
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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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC - Heritage Conservation

"I have no comments to make on archaeological matters."

GBC – Highways Officer

The highways officer's comments state:

"I have no objections, the current car parking requirement is for two vehicles which are available looking at Google Street View dated May 2018. It is doubtful that the car parking layout would meet current guidance, but as they exist they cannot be discounted."

Neighbouring properties

The application was advertised by way of Site Notice and letters to six surrounding properties. The

consultation period expired on 28th January 2002 and no comments were received.

Analysis

Proposal

The proposal comprises two elements. The first is for the erection of a single storey rear extension, which will project approx. 5.6m from the rear elevation and span 5.4m. The extension will be set within the boundary and will be finished with a flat roof, which will have an overall height of approx. 3.1m. The extension will include two roof lights and doors in the rear elevation. The extension will allow for a new kitchen/diner.

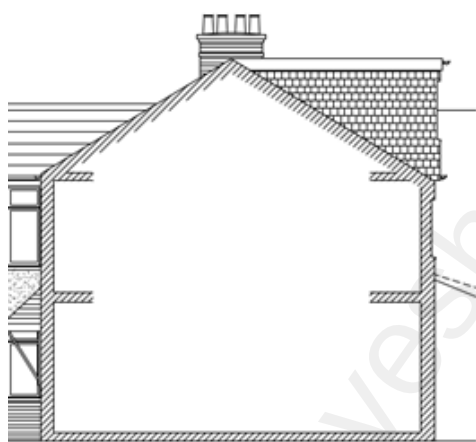
The second element of the proposal seeks the conversion of the existing garage into a home office and store, together with alterations including raising of roof height. The new garage will be 4.2m wide and 8.0m deep. The garage will be finished with a flat roof which will have an overall height of 2.85m and include a roof light. The garage will include a window in the western elevation and two doors and a window to serve a w/c in the southern elevation.

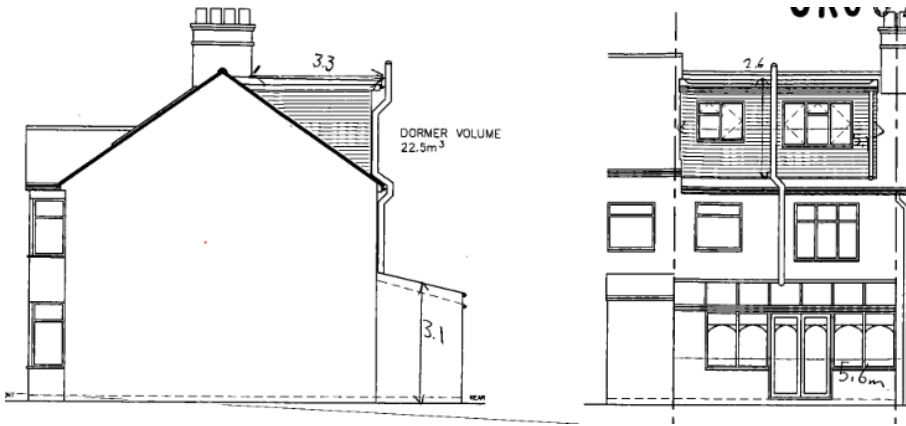
Character and Appearance

The application property is a two storey mid terrace house in use as a single family dwelling. The application property has been previously extended by way of a dormer in the roof slope. A lawful development certificate was granted in 2006 for this dormer, however it would appear it may have been constructed at a later date. From the submitted plans it is evident that this dormer is not lawful as the dormer projects past the eaves, however given the duration that this development has been in place it would be immune from any further enforcement action.

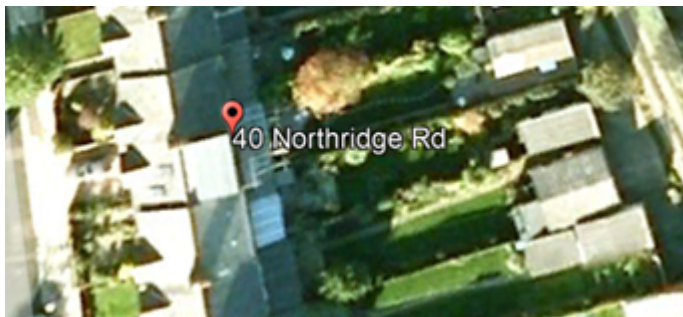
Existing Side Elevation

Approved Plans (20060233)





Satellite Images
2006



2020



The property has a hard paved front drive, which is used for off road parking. To the rear there is a garage which is accessible via a rear access way from Jellicoe Avenue West. The property currently has a rear conservatory in place, which would be replaced as part of this proposal.

The single storey rear extension once completed would have a foot print of approx. 30.5sqm, the host dwelling has a footprint of approx. 47.5sqm. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that a rear extension should not dominate the original property. On balance the scale of the rear extension is large, however a 6m extension could be permissible under the larger homes extension and it is also noted that there have been no objections raised to this extension so it is considered acceptable in terms of design and scale.

The existing rear garage is approx. 21sqm and proposed store rooms/office will be approx. 33.6sqm. The proposed will also be finished with a flat roof, which will be raised by approx. 200mm.

The increase in the roof height along with the increase in scale will result in a large building which would

only be 200mm lower than the proposed rear extension. However on balance the building is not liable to harm the character and appearance of the area as it would not be visible from a public vantage point. Furthermore a refusal on this basis is not considered to be sustainable at appeal level and something with a larger footprint and lower roof could be permitted under permitted development rules. The proposed garage will be conditioned to ensure it is used in conjunction with the host dwelling and to ensure the use of the building is restricted.

Also the proposal states that there will be 1.8m high timber fencing either side of the boundary, however this is not shown on the plans but could be constructed under permitted development rules.

The proposal is deemed acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden will retain sufficient depth and will measure approx. 83sqm. Whilst this is slightly below the preferred standards for a four bedroom property it is not considered to result in material harm for which refusal is justified or sustainable at appeal level.

Neighbouring Amenity

The property known as No.42 Northridge Road is not liable to suffer from a loss of privacy, outlook or light due to the path of the sun and there are no window in the flank elevation. The proposed garage is set away from the boundary shared with this property and so again there will be no harm in terms of light or outlook. The home office will have a window which will face in the direction of the rear elevation of No.42, however there is approx. 20m distance between the window of the garage and the rear elevation. Furthermore there will be fencing which will offer some privacy to the ground floor level.

The property known as No.38 Northridge Road is not liable to suffer from a loss of privacy from the proposed garage conversion as there are no windows in the flank elevation, however there may be some increase in overshadowing due to the increase roof height, due to the pass of the sun but this is not considered to be harmful due to the distance to the nearest habitable room windows. The proposed extension is not excessive in height and so the outlook of this property is also adequately maintained. The proposed garage is located near the boundary shared with this property and a 1.8m fence will be installed to serve as a form of boundary treatment. The home office will have a window which will face in the direction of the rear elevation of No.38, which is approx. 18m away. It is considered that the fencing will offer adequate screening due to the proximity of this window to the fence.

The proposal is deemed to safeguard the privacy of surrounding properties and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal will result in the loss of a garage, however there is adequate parking on the drive to accommodate two cars so the proposal is considered to be compliant with SPG 4 - KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal has been fully considered and on balance permission is recommended subject to conditions. (For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	24 th February 2022	Dated:	28th February 2022

Gravesham Borough Council