

Steve Baker **Architect**



17th August 2023

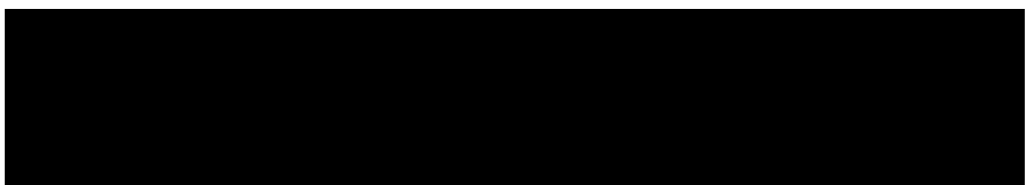
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam

A23240.1 – Glenrosa Gardens, Gravesend
Our reference – A23240.1/230817/GBC/SJB

On behalf of our Clients, [REDACTED] confirm the submission online today of a Householder planning application, Planning Portal reference PP-12394811, for the proposed ground floor front, side and rear extensions, and associated external and internal alterations of the existing property at 7 Glenrosa Gardens Gravesend Kent DA12 4PT, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan Rev A,
- 1010 Existing Ground Floor Plan Rev A,
- 1011 Existing Loft Plan Rev A,
- 1012 Existing Roof Plan Rev A,
- 1020 Existing Section AA Rev A,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation,
- 1100 Context Plan,
- 1101 Proposed Site Block Plan Rev A,
- 1110 Proposed Ground Floor Plan Rev A,
- 1111 Proposed Loft Plan Rev A,
- 1112 Proposed Roof Plan Rev A,
- 1120 Proposed Section AA Rev A,
- 1130 Proposed North Elevation Rev A,
- 1131 Proposed South Elevation Rev A,
- 1132 Proposed East Elevation Rev A, and



This application follows an earlier full planning application for this property, reference 20230677, for which planning consent was refused on 11th August 2023. The stated reasons for this latter refusal comprise:

1. *The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property, essentially converting the bungalow to a two storey dwelling. As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).*
2. *The size and bulk of the proposed development would have an oppressive effect and cause a sense of enclosure and loss of outlook for neighbouring properties. The development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).*
3. *The proposal would result in inadequate space and clearance to enable sufficient off-street parking provision post development, and fails to demonstrate an acceptable parking layout, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).*

In respect of Item 1, the section of the Delegated Report, 'Design, Character and Appearance', that appears to form the basis of this reason for refusal, states:

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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, ensuring it does not dominate the original property and that it has no adverse impact on neighbouring properties or the character and appearance of the local area.

Pre-application advice has not been sought prior to the submission of this application. The proposed external materials of the development would match the existing, which is desirable. However, the development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property. The proposals have not been designed to be subordinate to the existing dwelling and would effectively double the building footprint when a comparison is made between the existing and proposed ground floor plans. In addition, the roof alterations would dominate the bungalow, with no set down from the main roof ridge proposed. It is considered that the development would essentially convert the bungalow into a two-storey dwelling to the detriment of the host dwelling and established character of the immediate area.

Whilst it is noted there have been various extensions to properties within the local vicinity, these are not comparable to what is proposed by this application. Furthermore, the proposed front extension would detrimentally disrupt the building line and street pattern.

As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

The revised proposals comprising this application directly address and respond to these comments as follows:

- Reduced footprint, bulk and massing to the proposed front and side extensions,
- Lowered roof ridge height to the proposed side extension, subordinate to the existing and proposed main roof ridge line, and
- Set back proposed frontage line to front extension to align with the adjoining property to the north, wholly commensurate and comparable both to the existing building lines of the opposite properties in Glenrosa Gardens, and to the unextended frontages and similar planning consented front extensions in Genesta Glade, Glenrosa Gardens and Gazelle Glade.



In respect of Item 2, the section of the Delegated Report, 'Neighbouring Amenity', that appears to form the basis of this reason for refusal, states:

Neighbouring Amenity

A representation has been received expressing support for the proposal, as a result of the consultation carried out for this application. The representation also queried the projection of the front extension, which has been addressed in the Design, Character and Appearance section above. Notwithstanding this, neighbouring amenity has been assessed below.

The plans do not show neighbouring properties windows in relation to the proposal. As such, a full assessment cannot be made. Notwithstanding this, the new gable end side extension particularly causes concern in terms of neighbouring amenity.

Although it would serve a lobby and kitchen, the new fenestration in the gable projection (facing No.9) could cause privacy concerns as it would be in a closer proximity to the neighbouring property.

In addition, the scale of the development is likely to cause a sense of enclosure to neighbouring properties, particularly to No. 9 which would directly face the large side gable projection proposed.

Overall, the development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

The revised proposals comprising this application directly address and respond to these comments as noted in the response to Item 1 and, with the additional information with regard to the neighbouring property added to the respective drawings to enable corroborative assessment, as follows:

- Revised fenestration to the proposed side extension, obviating any perceived concerns with regard to privacy, and
- Reduced footprint, height, bulk and massing to the proposed side extension, obviating any perceived sense of enclosure.

In respect of Item 3, the section of the Delegated Report, 'Highways and Parking', summarising the respective comments under the 'GBC Highways Officer' section, that appears to form the basis of this reason for refusal, states:

Highways and Parking

A specific parking layout plan has not been provided to demonstrate the proposed alternative parking arrangements. The resultant envisaged parking area, post development as highlighted by Gravesham's Highways Officer, would be inadequate as the boundary treatment and new side extension would restrict the width of the space available whilst blocking/partially blocking access to the pedestrian gate and front door. As per Gravesham's Design SPD (2021), proposals should; allow sufficient space between the car and the dwelling to allow access to the front door and side of the property. 1 metre should be the minimum space between or around car parking spaces. As such, the proposal fails to show sufficient off-street parking provision post development, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).

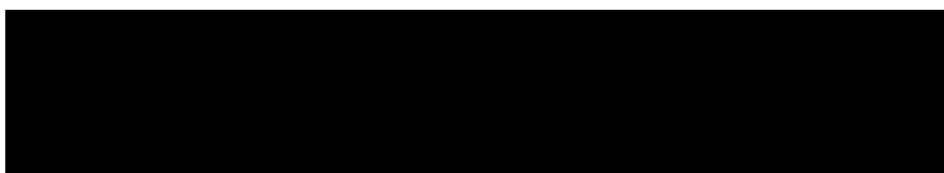
The revised proposals clearly indicate the proposed car parking layout, confirm the open, unfenced or otherwise, boundary treatment to the adjoining property to the south due to shared highway access, and demonstrate a fully compliant mobility impaired car parking provision and access. In addition, the revised proposals includes amended surface water drainage in response to the Highways Officer's comments with regard to the proposed soakaways.

The Delegated Officer report for the previous application concludes:

Conclusion

The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property, essentially converting the bungalow to a two-storey dwelling. As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

In addition, the development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).



Furthermore, the proposal would result in inadequate space and clearance to enable sufficient off-street parking provision post development, and fails to demonstrate an acceptable parking layout, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).

It is considered that the revised proposals do not result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area, and would not result in overdevelopment of the property.

Notwithstanding that it is strongly disputed that the previous proposals comprise "*essentially converting the bungalow to a two-storey dwelling*.", the revised proposals confirm the omission of the previously proposed staircase access, the retention of the existing loft access hatch and the omission of all but one of the previously proposed rooflights to the loft space. The revised proposals also demonstrate a fully compliant car parking and access provisions, including that for impaired mobility.

Again, the revised proposals have been developed with due regard and reference to similar and comparable proposals for both adjoining and properties in the immediate area, both those refused and those granted planning consent, and fully incorporate and comprise the acceptable aspects of these current and recent precedents. The proposed extensions are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be granted planning consent.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

Given that this application is being submitted following the refusal of a previous planning application, comprising similar proposals for the same site within twelve months of the date of the refusal by the same applicant, no fee for this application is therefore due.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully

Our refe

