

Delegated Report

Householder Planning Application

Planning Application No: 20211169

Location: 5 Brookside Road Istead Rise Gravesend Kent

Description: Erection of a first floor side extension, erection of a rear dormer, installation of rooflights to the front elevation and conversion of the roofspace to form habitable rooms.

Applicant: Mr Tim Down

Site Visit Date: 27th October 2021

Submitted Documents/Plans

- Application Form Received 22/09/2021;
- Drawing No: 7356-P-01 REV C (Existing/Proposed Plans/Elevations & Roof Plans & Block Plans) Received 12/12/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
20170127	Erection of a single story rear extension to create an enlarged kitchen and family room.	Permitted	10.04.2017

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)
- Gravesham Landscape Character Assessment 2009

Consultations, Publicity and Representations

Natural England

No objections – subject to securing appropriate mitigation

KCC Heritage

No further comments to make

Highway Development Management Officer

Recommends refusal

Neighbouring properties

The application was advertised by way of letter to 8 surrounding properties. The consultation period expired on 19th October 2021 and no comments were received.

Analysis

Proposal

The application comprises several elements. The first is for the erection of a front canopy which will be built in line with the front porch elevation and comprise a mono pitch roof like the existing porch.

The second element of the proposal seeks a first floor side extension which will result in larger bedrooms of which one will become an ensuite. The side extension will project approx 2.4m from the southern elevation and span approx 7.6m.

The extension also proposes a hip to gable enlargement and a rear flat roof dormer which will allow for the creation of an additional ensuite bedroom in the roof space.

Character and Appearance

The application property is a two storey semi detached house situated in a rural settlement which is inset from the greenbelt. The property has been previously extended by way of a single storey rear extension. The attached garage also appears to have been converted into a habitable room, there are no planning consents for this change, so it is presumed it has been completed under PD.

At present the front porch area is covered with a flat roof as is the converted garage and there is a single width dropped kerb to allow for access to the front garden for parking. Part of the front garden is hard paved in front of the previous garage with the other half covered in loose gravel.

The general streetscape is mixed with some properties retaining hipped roofs and others having gable ends. It is evident that some properties have extended to the side at first floor level so the principle of extending would not be out of character in the area.

The first element of the proposal would seek to create a monopitch canopy, which would span the entire width of the front elevation and cover the porch and garage area. There are examples of monopitch roofs above the porches and garages along the road, however the proposed would span full width. The canopy therefore appears out of character with the area and needs to be reduced in length.

The second element of the proposal seeks to erect a first floor side extension. The side extension would allow for larger bedrooms in the property along with one of the bedrooms benefitting from an ensuite. The side extension would also result in a hip to gable enlargement. The extension would not be set below the main ridge or behind the front elevation and results in a very bulky, dominant extension, which is contrary to SPD4 Householder Extensions/Alterations Design Guide (2021). Whilst it is noted that there are similar first floor extensions to what is being proposed it should be noted that these appear to have been permitted some time ago, possibly under different planning policies.



The final element of the proposal would be for a flat roof rear dormer which would be set back from the eaves and the height would be in line with the existing ridge. The rear dormer would be large and span past the original roof of the main house into the hip to gable enlargement. The dormer almost gives the property the appearance of a three storey flat roof house from the rear. The dormer is considered to be large and dominant and unbalances the property and is considered to be in incongruous addition which is contrary to CS19 of the LPCS and SPD4 Householder Extensions/Alterations Design Guide (2021).



The proposed extensions including the alteration from hip to gable due to their bulk, scale and appearance would result in a development which is not subservient to the original dwelling and unbalances the pair of semi detached houses contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

Amenity of Future Occupiers

The proposal will retain sufficient amenity space and room sizes, which are compliant with the Council's technical standards so there are no concerns in this regard.

Neighbouring Amenity

The extension is set away from the adjoining occupier known as 7 Brookside. The proposed development would not affect the privacy outlook or light received to this property due to the location of the extensions.

The properties known as No.1 and No.3 Brookside Road are situated away from the property and due to the distance it is considered the proposal would not affect the amenity of these properties.

The proposal is considered to safeguard the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The highways officer was consulted and his comments stated:

"This application requires careful consideration. At some stage the garage was converted to a study without it would appear the benefit of planning permission between 2009 and 2016 (Google Street View images), but it may have been permitted development.

However, this proposal increases the number of bedrooms from 3 to 4. Looking at car parking requirements, Gravesham Council uses Kent County Council SPG4, but this was updated by the highway authority with Interim Guidance Note 3 of the Kent Design Guide, Residential Parking and whilst not adopted by Gravesham Council, it better reflects the current approach to considering car parking requirements as it is recognised that applying maximum parking standards is not appropriate.

The guidance note indicates that in rural areas a fourbedroom dwelling should have a minimum of two parking spaces, plus there is a requirement in SPG4 which hasn't changed for the minimum provision of cycle parking, (not bicycle parking). The cycle requirement is one cycle per bedroom so an additional bedroom would result in the requirement to provide a cycle parking space.

In terms of the car parking requirement, the space in front of the garage is accepted as a parking space as it has been accepted as such in the past. However, any new space would have to conform to current standards. In Kent a standard parking space is 2.5 metres wide by 5 metres long, but these change under certain circumstances. When a parking space is adjacent to a raised boundary the width increases to 2.7 metres to ensure there is adequate space to open the door, which would usually borrow space from the adjacent area. The length increases to 6 metres in front of a door or gate that provides access to a property to ensure there is adequate pedestrian access/egress, particularly in an emergency. The highway authority's general requirements also include parking spaces should be perpendicular to the highway, as this improves the visibility for emerging drivers, which requires a widened carriage crossover. Any driveway should be constructed from a bound permeable material as gravel etc. can be dragged onto the highway where it becomes a hazard.

From the information submitted, I cannot ascertain if it is possible to provide suitable car parking. As such until some information is submitted, I can only suggest the application is refused"

It is evident that the applicant is currently parking two vehicles to the front of the property. Should permission be forthcoming a condition would be imposed to ensure a parking plan is submitted and approved to ensure the comments of the highways officer are satisfied. There is also scope for a bicycle store via the side access gate in the rear garden.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on

the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed extensions including the alteration from hip to gable due to their bulk, scale and appearance would result in a development which is not subservient to the original dwelling and unbalances the pair of semi detached houses contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

The proposal is therefore contrary to planning policy and is recommended for refusal.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17 th November 2021	Dated:	18 November 2021