

Delegated Report

Householder Planning Application

Planning Application No: 20221090

Location: 33 Milton Hall Road Gravesend Kent DA12 1QN

Description: Demolition of existing garage and part demolition of existing single storey extension and erection of single storey side and rear extensions.
Construction of a vehicular access and laying out of the front garden as hardstanding.

Applicant: Mr & Mrs Goodayle

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Plans & Elevations As Existing, drawing no. 01;
- Plans & Elevations As Proposed, drawing no. 02
- Block Plans As Existing & Proposed, drawing no. 02;
- Site Location Plan, drawing no. 03.

Relevant Planning History

Reference	Description	Decision	Decision Date
20130898	Demolition of existing extension and erection of single storey rear extension to form enlarged kitchen/dining room.	Approved	21.01.2014

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 sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comment

GBC Highways

No objections

KCC Public Rights of Way

Advisory comments

Neighbouring properties

4 surrounding properties were consulted and a site/press notice has been posted. The overall date of expiration, the deadline to receive representations on the application was 11.11.2022.

No comments have been received regarding the application.

Officer's Analysis

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling and benefits from an existing driveway that accommodates a single vehicle and a drive leading to the existing garage to the rear of the site.

The current application seeks to demolish the existing detached garage and part of the existing single storey side extensions to replace new single storey additions to the southern flank wall. Both the side extension and rear extensions would be built with a parapet wall which measures around 3 metres in height. The side extension would create additional utility space and a study, a door and window to the flank elevation are proposed.

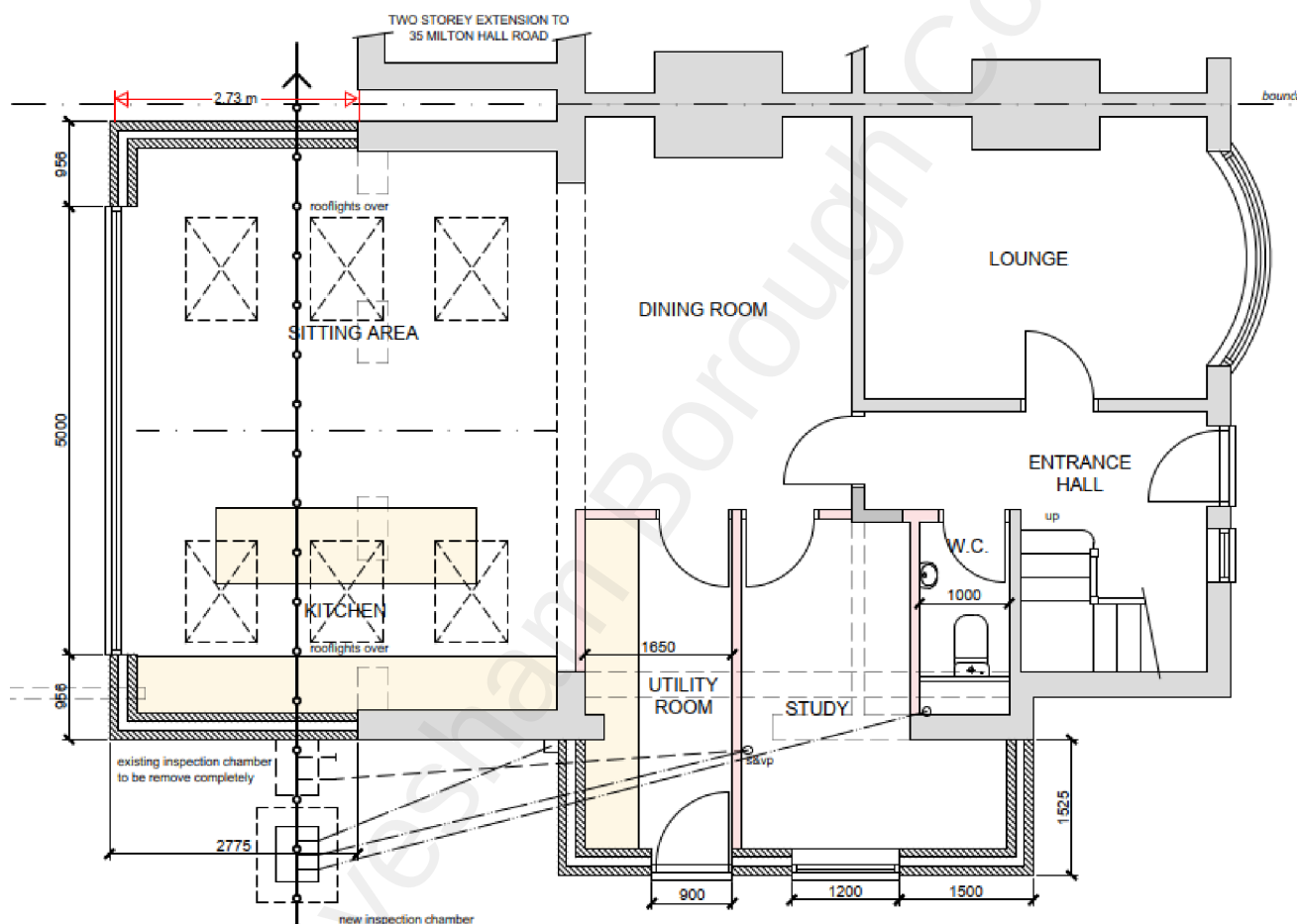
Additional hardstanding and an extended vehicle crossing is proposed to the front of the property.

Single storey rear extension

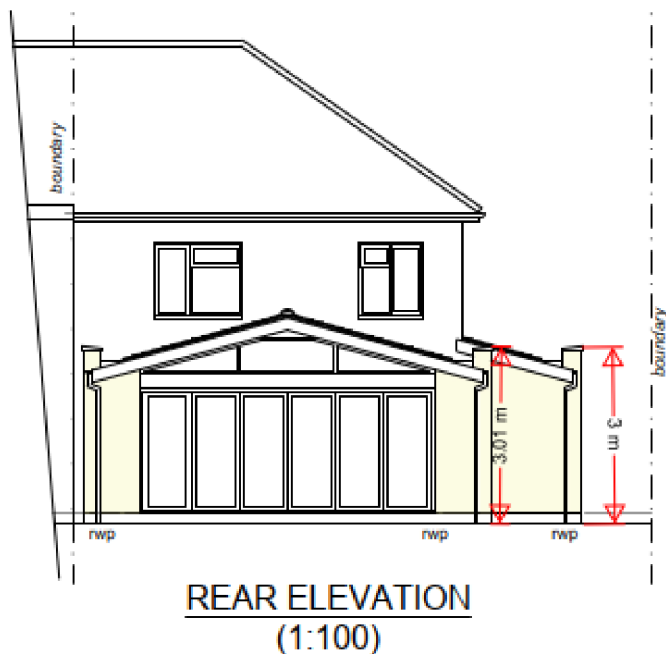
It should be noted that the existing single storey rear extension is similar in depth to the existing rear extension to the adjoining property at no. 35 Milton Hill Road. This neighbouring property has a staggered two storey rear, so that portion of the rear projection adjoining no. 22 Milton Hall Road is shorter in depth and with less amenity impact to the host site. The proposed single storey extension would project 5 metres from rear wall of the host dwelling and beyond the rear addition of the neighbouring property.

An extract of the floor plan is extracted below;

Ground floor plan



Rear elevation



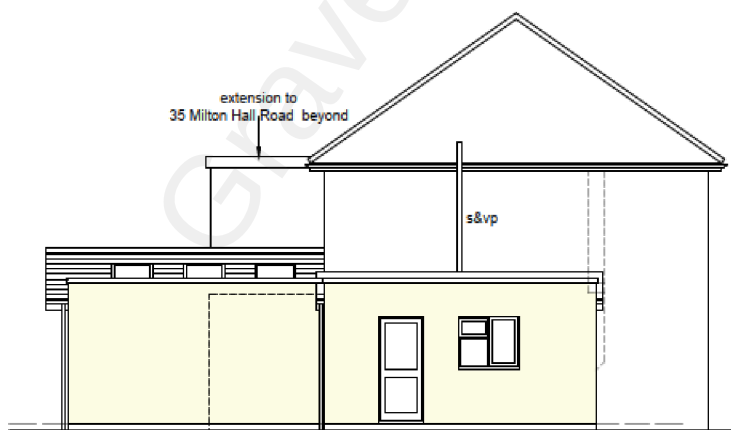
As can be seen from the elevation plans above, the proposed rear extension has been designed with a pitched roof resulting in a pitch that projects above the window sills. The overall depth of the main dwelling is 7 metres and given the 5 metre depth of the single storey rear extension would be 5 metres, the LPA consider that the extension would become an excessive addition to the rear wall especially with the 3 metre parapet walls.

Therefore, the proposed development would be inconsistent with the guidance within the Council's Householder Extensions/Alterations SPD (2021) which advises against over dominant additions to the original dwelling at paragraph 10.2. Therefore, given the excessive depth of the rear addition, the height of the roof pitch and combined with proposed parapet walls, therefore, these are not appropriate in designs terms.

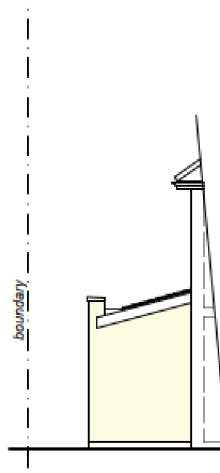
Single storey side extension

An extract of the proposed side extension can be seen in the above rear elevation, the side elevation front elevations are below;

Side elevation



Part front elevation



The Council's Householder Extensions/Alterations SPD (2021) advises that the side extensions should consider the impact on the character and appearance of both the host building and street and that care is needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as these can form part of the character of the area.

The proposed depth of the side extension would be approximately 1.5 metres with a sloping roof proposed and a parapet wall measuring at 3 metres and, in general terms, this appears to be a relatively minor addition to the flank wall.

Notwithstanding this, the immediate locality is characterised primarily by semi-detached dwellings which are evenly separated from the flank walls of the neighbouring sites but with relatively limited spaces between sites. Although, these spacing between the properties are a characteristic of the immediate locality and the single storey side extension element of the proposal, effectively interrupts the rhythm of the street scene and as a result the development would contribute to a terracing effect by reducing this gap between the flank wall of 31 Milton Hall Road from 2.7 metres to 1.2 metres.

This limited space between the properties is demonstrated below in the extract from google maps below and the floor plan above;



In light of the design concerns, the proposed development fails to comply with CS19 of the Core Strategy 2014, paragraph 10.4 of the Householder Design Guide SPD, also paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupiers.

Neighbouring Amenity

As noted above, the adjoining property at no. 35 Milton Hall Road also has a rear addition which is two storey in height but with staggered depths, so that the part of the rear addition is practically level with the existing single storey rear extension of the application site.

An extract from google maps is below;



Evidently, from the above it is apparent that the ground floor rear window and the flank windows in the rear additions would be impacted by the excessive depth of the rear extension. The guidance within the Council's Householder Extensions/Alterations (2021) maintains that the 45/25 degree rule will be applied, although details of the neighbouring property's windows have not been supplied, but having had site of the rear addition to no. 35 Milton Hall Road, it is apparent there would be a loss of light to the ground floor windows at the neighbouring site and overbearing impacts.

Overall, it is considered that the proposal would result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light and have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Highways and Parking

The plans indicate that an extension to the existing vehicle crossover is proposed along with installation of a new driveway which essentially extends across most of the entire front garden.

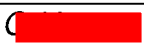
No objection has been raised by the Council's Highways Officer, but provided some advisory comments. Notwithstanding this, the prevailing character along Milton Hall Road are that there are is a degree of soft landscaping to the front gardens.

A small proportion of the front garden would retain some planting and, therefore, in spite of the higher degree of hard landscaping to the front property, the LPA does not consider that a refusal for the drive way due to the impact to the character and appearance could be substantiated.

Conclusion & Recommendation

The application is recommended for refusal.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5th December 2022	Dated:	6 th December 2022