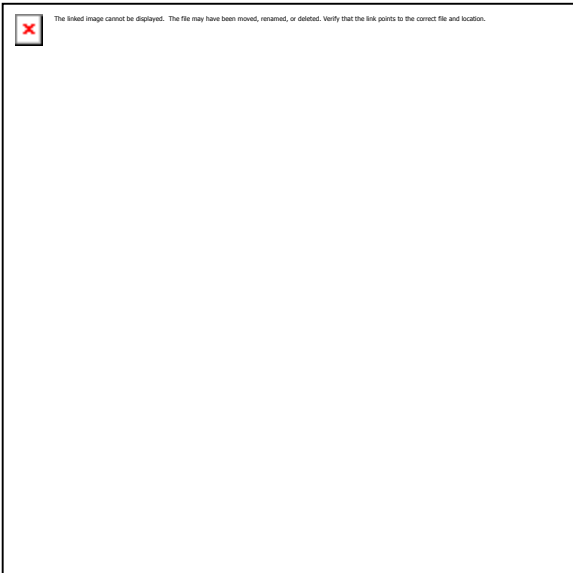




Delegated Report

Householder Planning Application

Planning Application No: 20220030

Location: 34 Woodfield Avenue Gravesend Kent DA11 7QG

Description: Demolition of existing single storey ground floor rear extension and conservatory and erection of replacement single storey rear extension, construction of rear dormer and installation of rooflights in the front roof slope, to facilitate conversion of the loft to a habitable room, together with associated internal and external hard and soft landscaping alterations.

Applicant: Mr and Mrs D. Mackley

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 14th January 2022;
Cover Letter received 14th January 2022;
Drawing No. 1000 – Location Plan received 14th January 2022;
Drawing No. 1001 – Existing Site Block Plan received 14th January 2022;
Drawing No. 1011 – Existing First Floor Plan received 14th January 2022;
Drawing No. 1012 – Existing Loft Plan received 14th January 2022;
Drawing No. 1013 – Existing Roof Plan received 14th January 2022;
Drawing No. 1020 – Existing Section AA received 14th January 2022;
Drawing No. 1030 – Existing North Elevation received 14th January 2022;
Drawing No. 1032 – Existing East Elevation received 14th January 2022;
Drawing No. 1033 – Existing West Elevation received 14th January 2022;
Drawing No. 1101 Rev A – Proposed Site Block Plan received 28th January 2022;
Drawing No. 1110 – Proposed Ground Floor Plan received 14th January 2022;
Drawing No. 1111 – Proposed First Floor Plan received 14th January 2022;
Drawing No. 1112 Rev A – Proposed Second Floor Plan received 28th January 2022;

Drawing No. 1113 Rev A – Proposed Roof Plan received 28th January 2022;
Drawing No. 1120 Rev A – Proposed Section received 28th January 2022;
Drawing No. 1130 – Proposed North Elevation received 14th January 2022;
Drawing No. 1131 – Proposed South Elevation received 14th January 2022;
Drawing No. 1132 – Proposed West Elevation received 14th January 2022; and
Drawing No. 1132 Rev A – Proposed East Elevation received 28th January 2022.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

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

P3 – Vehicle Parking Standards
T1 – Impact of Development on Highway Network

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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

GBC – Highways Officer

This application requires very careful consideration. Whilst the adopted residential car parking guidance is a maximum provision, this is not now considered to be best practice. Kent County Council have adopted different guidance which is currently being reviewed. Current highway guidance would require on average half a parking space to be provided for an increase from three to four bedrooms, plus a secure cycle parking space. However the latest review, which has not been adopted suggests in a suburban location a 3 and 4+ bedroom property should both have 2 parking spaces.

Looking at Google Street View, on street car parking is in high demand, although some spaces do exist.



December 2020



May 2018

Given the information I have available I have no reason to object, but any adverse comments on car parking by neighbours would require a review. There is also the risk this conversion could become a precedent for similar applications which if approved could potentially place a strain on on street parking.

The applicant must however provide a secure cycle parking space.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 5 properties with a consultation expiry date of 31st March 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the demolition of existing single storey ground floor rear extension and conservatory, replacement single storey ground floor rear extension and loft conversion including rear dormer, and associated internal and external hard and soft landscaping alterations. The rear extension would project approx. 4.32m from the principle rear elevation, be 5.85m wide, 3.42m in height with a flat roof and 2no. rooflights. The rear dormer would measure 5.43m wide, 2.64m in height at the front, increasing to 2.77m at the ridge and would project 3.61m from the existing roofslope. The 3no. front rooflights would each measure 700mm by 900mm.

The proposal would result in an open plan kitchen and living area on the ground floor. The conversion of the loft would have result in one additional bedroom with en-suite and storage.

Existing Front Elevation

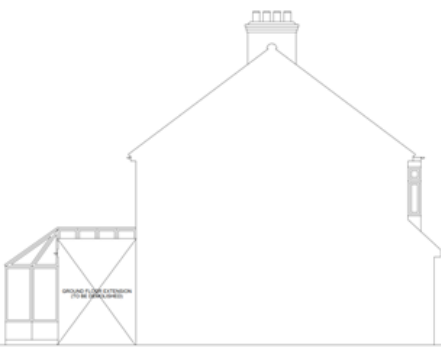
Proposed Front Elevation



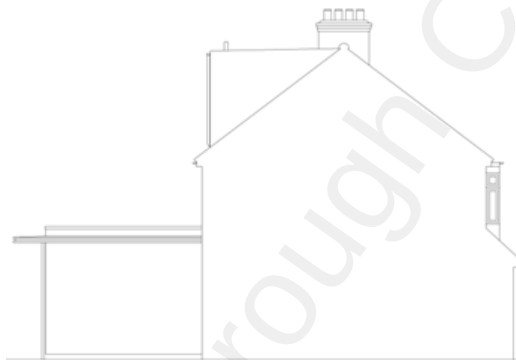
Existing Side Elevation



Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation



Design and Character and Appearance of Surrounding Area

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 a two storey mid-terrace property, located within the urban area of Gravesend, within a residential area, characterised by similar design terraced houses within the street scene. Parking is on-street only. Looking at the surrounding area, it would appear that there are examples of similar

developments within the immediate area with the adjoining property to the north, No. 36 having a single storey rear extension and with Nos. 28, 39 and 33 have rear dormers and front rooflights.

Gravesham Borough Council

Satellite View



The single storey rear extension and rear dormer would not be highly visible from public vantage points. The rear extension would not project further to the rear than the extension at No. 36. The rear dormer would be set in from both side boundaries and the eaves and would not sit higher than the ridge line of the main roof. Looking at other similar developments within the area, the proposal would not result in the introduction of any new features to the area.

Overall it is considered that the proposed extensions have been designed to be sympathetic to the host property and the character of the area and would have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within 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.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

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

Neighbouring Properties

The properties most affected by the proposals would be the adjoining dwellings to the north, No. 36 and the south, No. 32.

As stated above, the proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The single storey side extension whilst up to the common boundary would have a roof height of 3.42m and would not have an

excessive depth. Taking account that both adjoining properties have single storey rear extensions, it is not considered that the proposal would result in any loss of outlook, overbearing or overshadowing that would result in detrimental harm to the amenities of the occupiers of either adjoining property.

In terms of overlooking, the proposed front dormer would afford the same outlook as the existing first floor front windows and would be sufficient distance away to not result in a detrimental level of overlooking.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in one additional bedroom, increasing the property from three bedrooms to four. As highlighted by the GBC – Highways Officer, the current highway guidance would require on average half a parking space to be provided for an increase from three to four bedrooms, plus a secure cycle parking space. However the latest review, which has not been adopted suggests in a suburban location a 3 and 4+ bedroom property should both have 2 parking spaces. Parking is on street only and therefore the minimum parking provision for the property has not been met. There has not been any neighbour comments in relation to the parking provision and taking account of other similar developments within the area, it is considered that the proposal would be acceptable in this location.

Therefore subject to a condition of providing secure cycle storage for the property, there are no objections raised.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation:

Permission Subject to Conditions

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	1 st April 2022	Dated:	1 st April 2022