



Delegated Report

Householder Planning Application

Planning Application No: 20240221

Location: 14 Westfield Close Gravesend Kent DA12 5EH

Description: Erection of a two storey front and side extension, a single storey ground floor rear extension and part first floor rear extension with conversion of the attached garage into habitable room.

Applicant: Ms Anita Dhanda

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 05/30/204;
Drawing Number D10A (Block/Site Plan as Existing);
Drawing Number D12 (Site Location Plan);
Drawing Number D11 (Block Plan as Proposed);
Drawing Number D02 (First Floor Plan as Existing);
Drawing Number D05 (Roof Plan as Existing);
Drawing Number D07 (Elevations as Existing);
Drawing Number D03 (Ground Floor Plan as Proposed);
Drawing Number D04 (First Floor Plan as Proposed);
Drawing Number D06 (Roof Plan as Proposed);
Drawing Number D08 (Elevations as Proposed);
Drawing Number D09 (Section Plan AA as Proposed); and
Drawing Number D10 (Section Plan BB as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20070900	Erection of two storey side/rear extension to form study, dining room, utility room and enlarged kitchen at ground floor level with two bedrooms, shower room/wc and enlarged bathroom at first floor level.	Permitted	05.12.2007

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I would recommend refusal of this application. The property increases in size from a two (potentially three if the study is used) bedroom to four bedroom with the loss of the garage.

The National Planning Policy Framework no longer supports maximum vehicle parking standards and so Gravesham's adopted policy is out of date. The only local guidance that is available is issued by Kent County Council as Highway Authority and whilst not adopted by Gravesham does form part of the Kent Design Guide and the parent document has been adopted by Gravesham Borough Council. Interim Guidance Note 3 Residential Parking of the Kent Design Guide states on average a 2 bedroom property should have a minimum of one space increasing to an average of 1.5 spaces for three bedrooms and 2 spaces for four or more bedrooms.

Looking at the Google Street View Images it can be seen that on street parking can be in demand in the area, with vehicles parking in the turning area to the detriment of vehicle movement potentially forcing vehicles to reverse on to main carriageway.



Google Street View October 2008



Google Street View July 2012



Google Street View May 2018



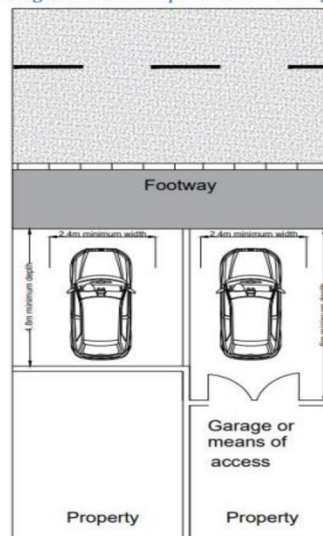
Google Street View November 2022

Please note these are snap shot images and do not necessarily reflect peak time for parking

In the interests of nil detriment, I would recommend refusal of this application.

The applicant should note the front garden does appear to be of sufficient depth to readily accommodate a parking space, so the garage needs to be retained with a minimum driveway length of 6 metres to comply with current guidance, (5 metres absolute minimum as the current situation does not appear to provide the 6 metres currently required). Note this is driveway length and does not include any overhang of the highway.

Diagram A & B: Perpendicular Parking



Residential Dropped Kerb Guidance and Self-Assessment v9

www.kent.gov.uk May 2023

https://www.kent.gov.uk/data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

Neighbouring properties

7 surrounding properties were consulted and no responses were received. The consultation period ended on 4th April 2024.

Officer's Analysis

Design, Character and Appearance

14 Westfield Close is a two storey dwellinghouse located on the Northern side of the highway. To the frontage there is a mix of soft landscaping and off road parking for one vehicle with a garage for additional parking.



The application proposes the erection of a two storey front and side extension, a single storey ground floor rear extension and part first floor rear extension with conversion of the attached garage into habitable room.

It is important to note that planning permission was granted for a two storey side and part rear extension under reference 20070900.

The single storey ground floor and part first floor rear extension will span the rear elevation at a width of 8.3m. The single storey extension will have a flat roof at a maximum height of 2.98m. The two storey extension will have a pitched roof at a maximum height of 6.27m and an eaves height of 5.13m. The extension will create space for an open plan kitchen dining area to the ground floor and part of additional bedroom to the first floor. There will be bi-fold doors and a window to the ground and first floor of the rear elevation and 2 no Velux windows to the flat roof. The extension will be constructed with materials to match the existing.

To the front elevation, the application proposes a part single and part two storey extension. The extension will be 5.48m in width, spanning the front elevation with at a maximum height of 5.95m and a height of 3.18m to the single storey element. The extension will project 1.5m from the existing front elevation (to match the neighbour) and will create space for a porch and extended reception room to the

ground floor and extended study area to the first floor. There will be a replacement entrance door and a window to serve the extended lounge area to the ground floor and a window to serve the study to the first floor. The proposed extension will be built with materials to match the existing house.

The application also proposes the demolition of the existing garage adjoined to the side of the property and the erection of a two storey side extension. The proposed extension will have a pitched roof at a maximum height of 6.8m and will project 2.82m from the flank elevation. The extension will create space for a playroom, utility room and part kitchen to the first floor and an additional 2 bedrooms and shower room to the first floor. There will be a ground floor and first floor window to the front elevation serving the playroom and bedroom and an obscure glazed window to the flank elevation at first floor level, serving the shower room. The extension will be constructed with materials to match existing.

Policy CS19 (Development and Design Principles) (LPCS) 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) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

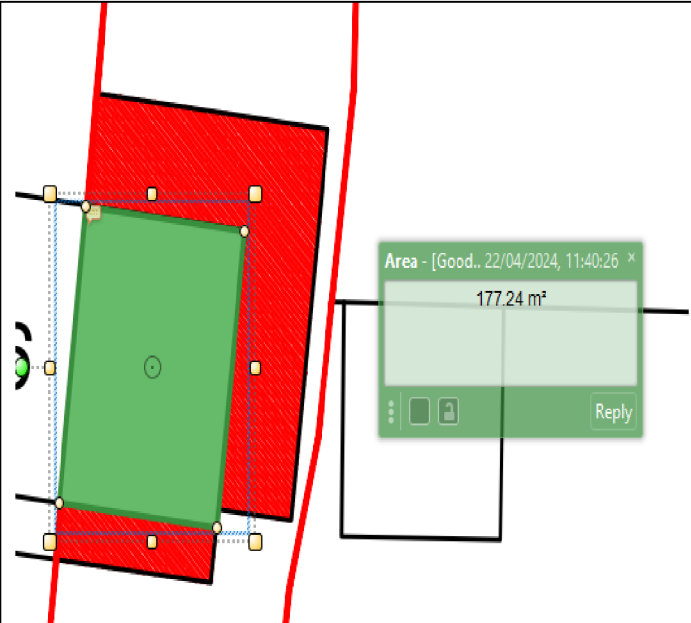
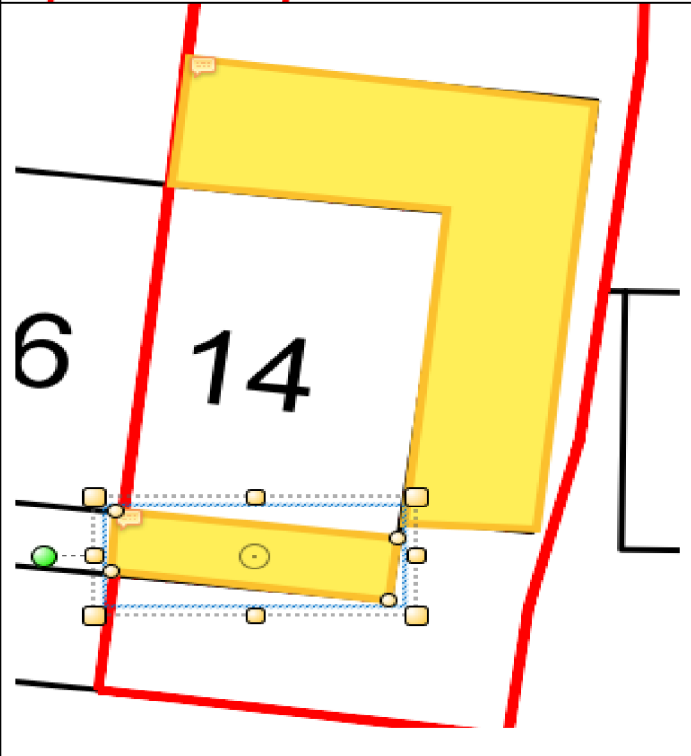
Whilst the principal of an extension to the property is acceptable, the overall scale of the proposal is considered undesirable. The key principles in Gravesham's Householder Design Guide (2021) sets out the design expectations within the Borough:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

The proposal cannot be considered to be subordinate to the host property as it clearly will enlarged the property significantly. As highlighted on the below plan, the proposal more than doubles the original ground floor footprint of the dwelling:

	Original footprint – 177.24m2
	Extension footprint – 174.32m2 + 32.93m2 = 207.25m2

In isolation, such a proposal would not be considered to be subordinate to or to respect the original host dwelling. The proposal would cause the site to appear overdeveloped and has not been designed to compliment the character of the existing dwelling. However the key considerations which need to be taken into account here are the previous consent at the property which is the same as the current proposal, with the exception of the front extension now included. Also, the following properties within he immediate vicinity have been approved;

Reference	Address	Proposal	Decision
2022059	6 Westfield Close	Demolition of existing garage and erection of a 2 storey side extension.	Permitted 13.06.2022
20140233	16 Westfield Close	Erection of single storey front and rear and first floor side extensions to form enlarged lounge and front porch, rear lounge area with utility room at ground	Allowed on Appeal 04.03.2015

		floor level and bedroom and bathroom at first floor level.	
20140234	18 Westfield Close	Erection of a first floor side extension to form bedroom and shower room.	Allowed on Appeal 04.03.2015
202110666	18 Westfield Close	Erection of ground floor front extension to form an enlarged lounge and first floor front extension to form an enlarged bedroom.	Permitted 07.09.2011

While some of these were approved under the previous local plan, their construction had altered the character of the area and cul-de-sac to such an extent, that extensions to the front, side and rear are acceptable. The application property has the benefit of being located at the end of the cul-de-sac, having the opportunity to construct a combination of extensions. Although cumulatively the property has been extensively extended, there is no limit on this and on balance, it is not considered a refusal could be justified in this instance.

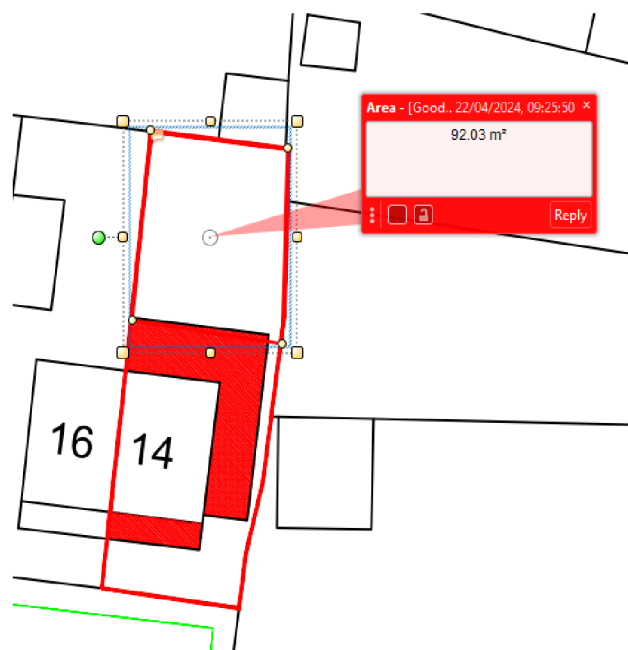
The two storey front and side extension, a single storey ground floor rear extension and part first floor rear extension with conversion of the attached garage into habitable room, although not subservient or sympathetic to the original character of the dwelling, would now be in keeping with the surrounding area. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development.

The proposed internal layout changes are not deemed to have a detrimental effect for future occupiers and all proposed room sizes accord with the recommended guidelines.

The proposal will increase the number of bedrooms at the property to four. The guidelines state that a property with four or more bedrooms should have a remaining garden area of 100m². Post development, the application site would retain an area of approx. 92.03m²:



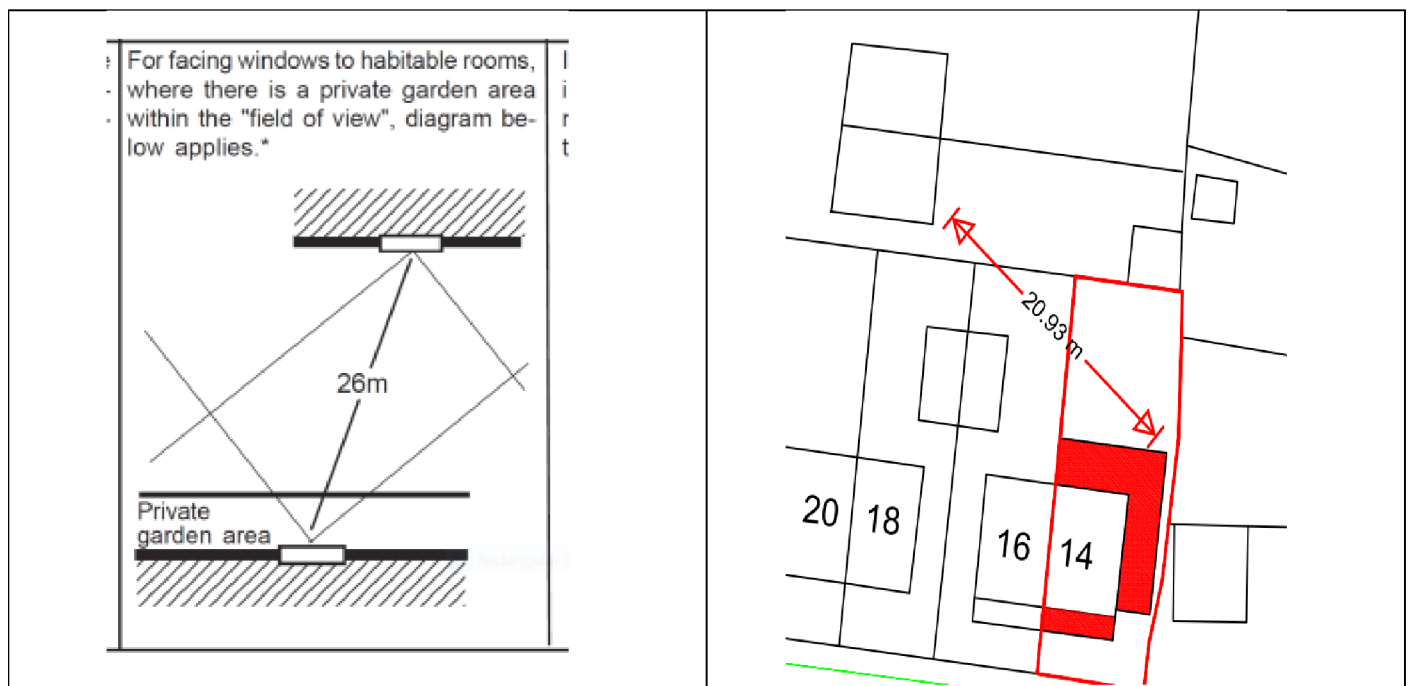
Whilst the remaining garden area is below the recommended size, this is considered to be minimal and as such it would be unreasonable to refuse the application on these grounds. There are also a number of public open spaces in walking distance.

As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposal is not considered to have a detrimental impact on neighbouring properties in terms of outlook or overshadowing.

The application proposes a habitable window to the first floor extension to the rear of the property, serving a bedroom. Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) states that where there is a private garden area to a neighbouring property within a field of view, a distance of 26m is required. As demonstrated below, the distance from the private garden area serving the neighbouring property known as 24 Westfield Close, measures at approx. 20.93m;



However this is oblique and the windows do not directly face each other. As such, the proposed development is considered to safeguard the amenity of the neighbouring property to the rear. It is also far enough away from any other surrounding property not to cause overlooking or loss of light. The proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023). No neighbour representations have been received.

Any Other Material Planning Considerations

Parking and Highways

As per the highways officer comments above, current vehicle parking standards issued by Kent County Council suggest a minimum of two off road parking spaces parking spaces for a property with four or more bedrooms.

The proposal would result in the loss of off road parking by way of demolition of the existing garage resulting in only one remaining off road parking space and therefore inadequate parking for a four bedroom property. However the existing garage appear substandard and so cannot be classified as a parking space. This garage was also approved to be removed under reference 20070900. Although it would be preferable to have additional parking, the front garden could further be used for parking if required, albeit it parallel to the highway.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposed extensions, despite their significance in size, are in accordance with local and national planning policy, particularly when taking into account the side area. The development will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore there will be no impact on the amenity of future occupiers, neighbouring properties.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th April 2024	Dated:	02 May 2024