



Delegated Report

Householder Planning Application

Planning Application No: 20211569

Location: 5 Brookside Road Istead Rise Gravesend Kent

Description: Erection of a first floor side extension and front canopy.

Applicant: Mr Tim Down

Site Visit Date: 27/10/2021

Submitted Documents/Plans

- Application Form Received 22/12/2021;
- Site Location Map Received 22/12/2021; and
- Drawing No: 7356-P-03 Rev A (Existing/Proposed Plans, Elevations & Block Plans) Received 22/12/2021.

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
20211169	Erection of a first floor side extension, erection of a rear dormer, installation of roof lights to the front elevation, include single storey front extension, hip to gable enlargement and conversion of the roof space to form habitable rooms.	Refused	18.11.2021
20211570	Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with rear dormer.	Certificate Granted	27.01.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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

GBC – Highways Officer

No comments received.

Neighbouring properties

The application was advertised by way of letter to 9 surrounding properties. The consultation period expired on 20th January 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first floor side extension and a front canopy. The first floor side extension which will allow for the creation of a study at first floor level and an ensuite for one of the existing bedrooms and relocation of the family bathroom. The side extension will project approx 2.5m from the southern elevation and span approx 7.7m. The extension will follow the same roof form and will be hipped at the end.

The front canopy which will be built in line with the front porch elevation and comprise a mono pitch roof like the existing porch.

Character and Appearance

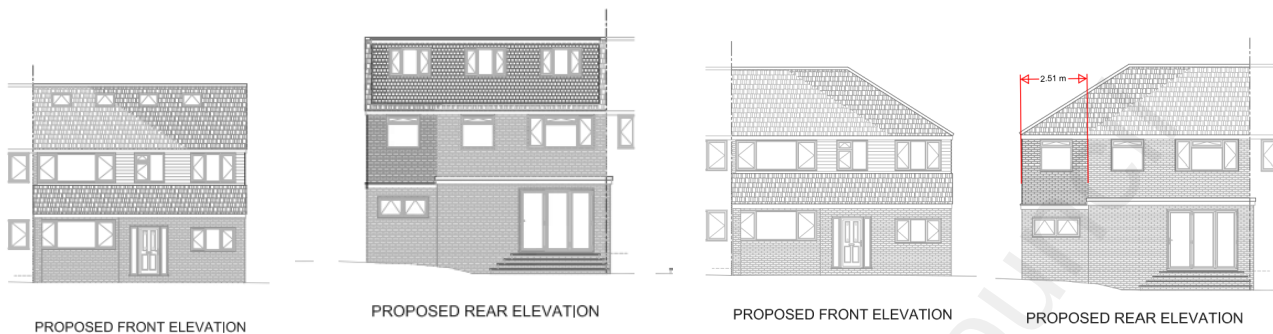
The application property is a two storey semi detached house situated in a rural settlement which is inset from the greenbelt. The property has been previously extended by way of a single storey rear extension. The attached garage also appears to have been converted into a habitable room, there are no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

The existing application is a reworking of 20211169 which was refused on the grounds of scale. The current proposal has resulted in the omission of the hip to gable change and rear dormer, although an LDC has been recently permitted for a smaller dormer, which would only remain within the roof of the original dwelling.

The current proposal sees a reduction in the scale and bulk and allows for a more subservient development.

Proposal Under 20211169

Current Proposal



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. The revised plan shows a monopitch roof extending over the porch and spanning the entire width of the property.

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 is not out of character and the extension does not harm the streetscape. Furthermore the extensions would be constructed using materials to match the host dwelling.

It is noted that the proposed first floor extension would see a continuation of the roof as opposed to it being set down to comply with SPD4 - Householder Extensions/Alterations Design Guide (2021). However based on the existing extension at No's 12 & 14, it is evident that the proposed is in keeping with the surroundings.

The proposal has been suitably revised and addresses the concerns raised in the previous application, therefore the application complies with CS19 of the Local Plan Core Strategy 2014 and Paragraph 130 of the National Planning Policy Framework (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.

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 and Paragraph 130(f) of the National Planning Policy Framework (NPPF) 2021.

Parking and Highways

At present the front garden has some hard paving and a single width dropped kerb, however the applicant is currently parking two vehicles to the front of the property.

The highway's officer did provide comments on the previous planning application which was not materially different to the current proposal, so the comments from the previous submission have been taken on board for the current proposal.

The proposal will increase the number of rooms to the first floor from three to four and whilst the fourth room is annotated "Study", this room can be changed to a bedroom at a later date as there cannot be any restrictions imposed against the use of this room. In the case of a four bedroom dwelling in a rural area, there should be a minimum of two parking spaces, according to SPG4.

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.

Should permission be forthcoming a condition would be imposed to ensure a parking plan is submitted and approved before the development coming into use.

Subject to the imposition of a condition securing a parking plan, the proposal would accord with Policy CS11 of the Local Plan Core Strategy 2014.

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 proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	2nd February 2022	Dated:	9th February 2022

Gravesham Borough Council