

Delegated Report

Householder Planning Application

Planning Application No: 20230357

Location: 8 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Demolition of conservatory and part first floor extension to raise the roof height to create a first floor, including a part single storey front and rear extensions.

Applicant: Mr And Mrs Gill

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application form
- Drawing 01 (Existing Plans and Elevations)
- Drawing 02 (Proposed Plans and Elevations)
- Drawing 03 (Site Location Map)
- Drawing 04 (Existing and Proposed Block Plans)
- Drawing 05 (Existing and Proposed Street scene Elevations)

Relevant Planning History

No relevant planning history.

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections the driveway is sufficient to meet current car parking standards and cycles can be stored in the garage.

However, given the size of the development with all bedrooms double and four of the six having ensuite facilities, there is some concern the property could be used as a B & B or HMO, particularly given the proposed Lower Thames Crossing works, which would bring a transient workforce to the area. It is therefore suggested if possible any commercial activity at the property should be restricted, as this would require its own assessment on the provision of car and cycle parking, not least all parking spaces should have direct access to the highway.

Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 09.05.2023 and 1 objection was received.

The main points raised in the objection were:

- The proposed extensions are not in keeping with the houses on the road, especially the neighbouring bungalows
- The proposed extensions to the bungalow will harm the streetscene
- The proposal will ruin the look of the adjacent properties on each side and be overbearing in size.
- The plans ruin the look of the bungalows which are all linked to each other.
- The extension would breach the 45 degree rule and will result in loss of sunlight.
- Parking of construction vehicles will hinder neighbours and cause an obstruction impacting badly on other road users.
- Should approval be granted the builders should provide nearby properties with a copy of the public liability insurance and the professional indemnity insurance prior to commencement of any work.

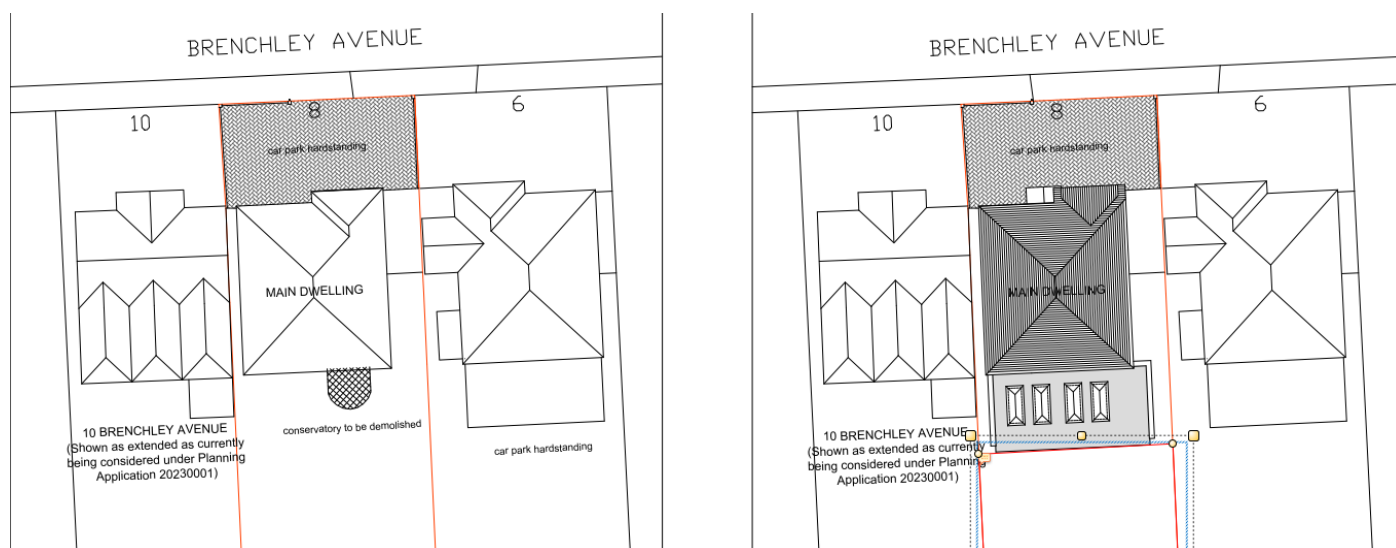
Some of the points raised above are not material planning considerations and would not form part of the planning process.

Analysis

Procedural Matters

It is noted that the submission has shown the neighbouring property on the proposed block plans

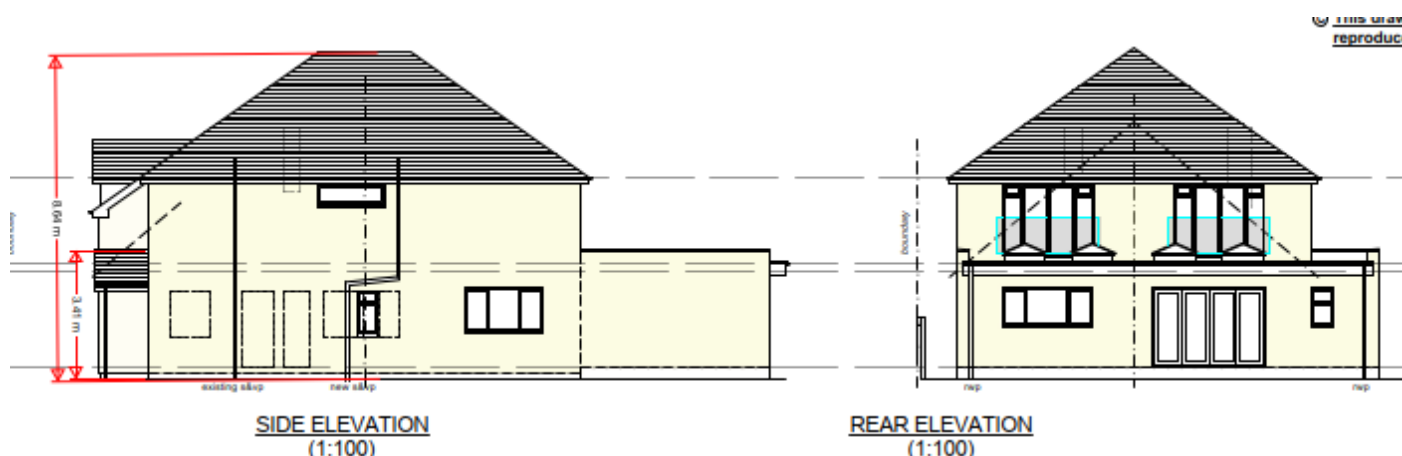
incorrectly. The block plans show No.10 Brenchley Avenue as having been extended under application 20230001 which has been refused and such development to this property will not be undertaken.



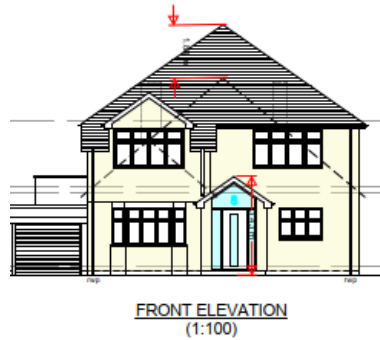
Proposal

The proposal seeks to demolish the existing conservatory and chimneys and the erection of a part first floor extension to raise the roof height to create a first floor, including a part single storey front and rear extensions.

The single storey rear extension will project 5m from the rear wall of the host dwelling and span approx. 11.1m which will be approx. 1.8m wider than the existing dwelling. The extension will have an overall height of approx. 3.47m and will be finished with a flat roof which will contain four roof lights. There will be two windows and a bifold door in the rear elevation which will serve a kitchen/diner and utility room. There will The proposed elevations also show a 0.5m canopy on the back of the single storey rear extension.

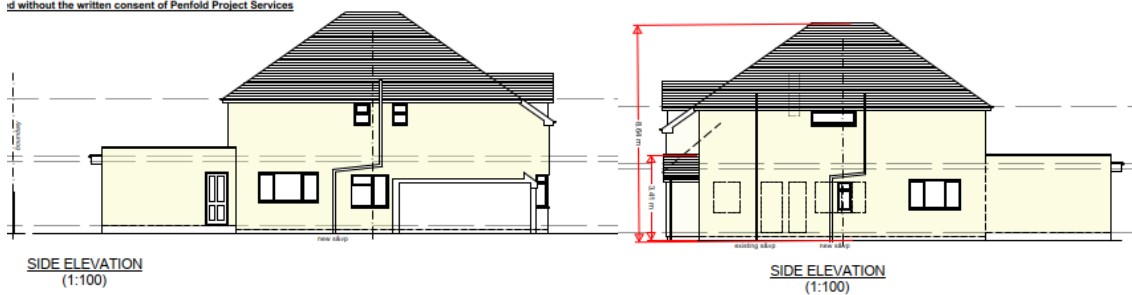


To the front of the property the proposed will include a single storey extension to create a porch, the porch will project some 1.3m from the further principle elevation (as the front elevation of the original property is staggered) and span 2.2m. The porch will be finished with a dual pitch roof which will have a maximum height of 3.4m, the main entrance to the property will be positioned in the front elevation of this porch.



The roof height of the property will be increased from 6.9m to approx. 8.64m which will add approx. 1.7m to the dwelling. The original roof form to the main part of the dwelling will be maintained, however to the front of the property the proposal will extend the roof slope on top of the existing front bay window and create a front facing gable at first floor.

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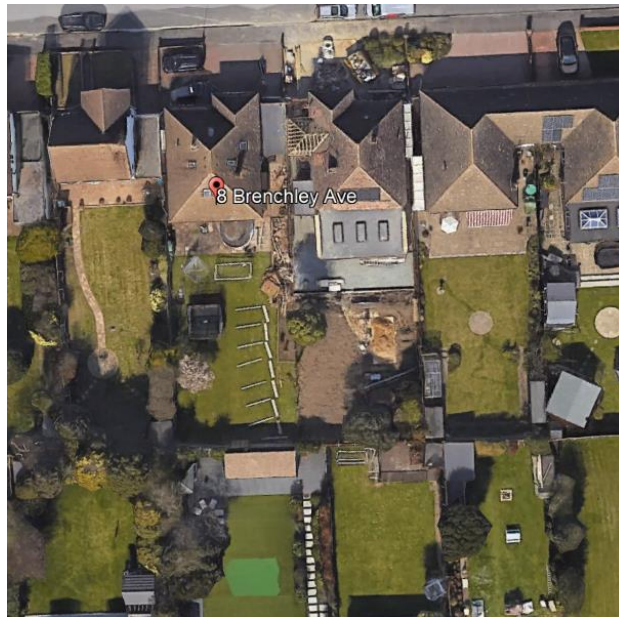


The proposal will also include alterations to the fenestration including the creation of a window in the western flank elevation at ground floor level which will serve a bedroom. A further window will be created at ground floor level in the eastern flanks elevation to serve a lounge. At first floor level there will be two window openings in the front elevation to serve bedrooms and two window openings in the rear elevation to serve bedrooms. There will also be one window opening in the western flank to serve a bathroom and two smaller windows in the eastern flank to serve ensuites.

The dwelling will be finished with painted render to match No 29 Brenchley Road.

Character and Appearance

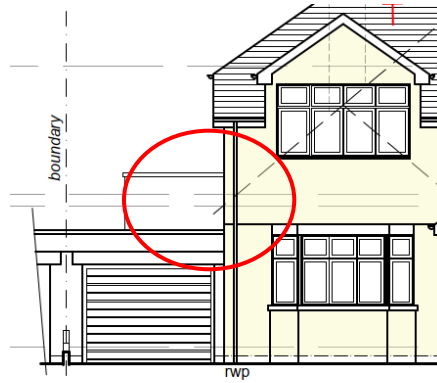
The application property is a four-bedroom detached bungalow, there are two bedrooms at ground floor level including a bathroom and an additional w/c/ There are a further two bedrooms in the roof space including a family bathroom. The property has a garage to the side which will be retained post development, the existing conservatory which has likely been erected under permitted development will be demolished as part of the property to make way for the proposed single storey rear extension.



The application site is situated between a two storey house which has a barn hip roof profile including a front facing gable and a detached bungalow which has a hipped roof profile. The street scene is varied with a mix of houses and bungalows of various types and designs, furthermore a first floor extension to a bungalow is not uncommon in Brenchley Avenue, however it must be noted that any additions must be constructed in line with planning policies and must reflect good design.



The proposed single storey rear extension will have a width which will exceed the width of the original property. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should not exceed the width of the original dwelling. The proposed extension will exceed the width of the original house and will be visible from the main Street scene.



It is accepted that the neighbouring property has a side extension which is visible from the main street scene, however a further enclosure to the visual gap between the properties is likely to have a detrimental impact on the street scene as it will appear overdeveloped and cramped. The visual gaps emphasise the detached nature of plots on Branchley Avenue and the squared off blank façade of the rear extension will appear uncomplimentary.



The proposed increase in the roof height to the application site would bring its height inline with the neighbouring two storey house situated to the west. There is an example of an extension which has increased the slab to ridge height of a property at No. 29 Branchley Avenue, however this property height has had an increase of 1.2m which is 0.5m less than what is proposed at the application site. This proposal also maintains the bungalow albeit in a chalet form as there is a part width two storey element to the front and two smaller dormers which ensures subservience and scale as somewhat maintained. Furthermore, this extension reflects the immediate neighbouring property and constitutes good design which positive contributes to the wider area.

Below is are the original and current elevations at 29 Branchley Avenue

Original Elevations



Current Elevations



The proposed extensions to No. 8 Branchley Avenue will result in a full width two storey element. It also makes an attempt to introduce some of the design features of the neighbouring property, however these are not fully introduced and so the development does not tie in with its surroundings.



**STREET SCENE ELEVATIONS
AS EXISTING
(1:100)**



**STREET SCENE ELEVATIONS
AS PROPOSED
(1:100)**

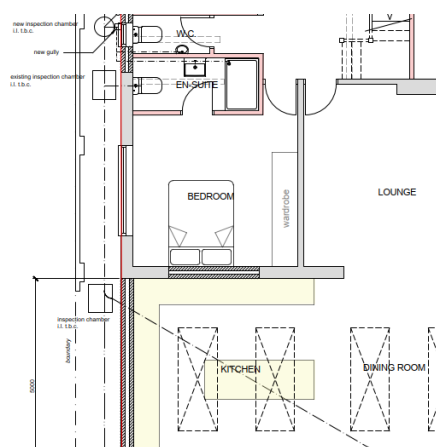
It is considered that the increase to the ridge height and subsequent alterations will introduce excessive bulk and massing to the dwelling. Furthermore, the design does not respect the neighbouring properties, namely No. 10 Branchley Avenue which has a barn hipped roof design to the front of the property.

The ground floor footprint will increase from 112.61sqm to 171.75sqm. This is a total increase of approx. 59sqm to the ground floor which equates to approx. **52%** increase to the footprint of the original bungalow. The scale of development is representative of overdevelopment of the site.

Amenity of Future Occupiers

Post development there will be adequate garden space to serve the needs of the property. And the proposed bedrooms are all compliant with the council's technical standards in terms of their size.

However, the existing bedroom at ground floor level will have the window serving it moved into the western flank elevation. This window will be positioned approx. 0.87m from a boundary fence and will face directly towards the private amenity space of the neighbouring property at No. 10 Branchley Avenue. This room would suffer from poor outlook and fail to secure a high-quality living standard for future occupiers and is contrary to the requirements of SPG2 – Residential Layout Guidelines 2020, CS19 Local Plan Core Strategy 2014.



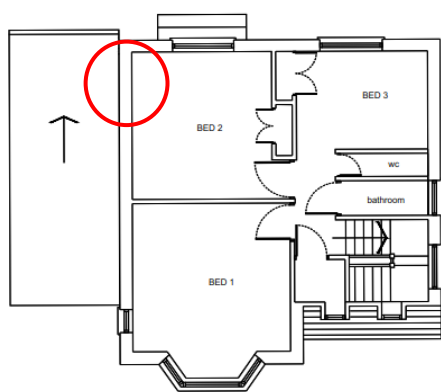
Neighbouring Amenity

The proposed development includes a window serving a bedroom in the western flank elevation which faces directly towards the private amenity space of No.10 Brenchley Avenue. This window would result in unacceptable overlooking to the occupants of the neighbouring property.

Furthermore, should permission be forthcoming a condition will be imposed to ensure that all windows serving any bathroom or w/c are obscure glazed and top hung.

There is a door opening proposed in the eastern flank at ground floor level to serve a utility room, however given that this window doesn't serve a habitable room and is set away from the common boundary there are no concerns in terms of privacy.

The increase to the roof height of the property is not liable to impact light or outlook levels to No.6 Brenchley Avenue due to the distance between the properties and the path of the sun. There may be some increased overshadowing from the morning sun to No. 10 Brenchley Avenue, however the existing window in the flank elevation is likely to serve as a secondary window to a bedroom as seen on the below plans which were provided for a recent planning application. As this is a secondary window this is not a concern.



EXISTING FIRST FLOOR PLAN



The proposal fails to safeguard neighbouring amenity and is therefore contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines.

Parking and Highways

The application site benefits from an existing dropped kerb and hardstanding for off road parking to the front of the property and so it is considered that there is adequate parking provision to serve the needs of the development.

Conclusion & Recommendation

The proposed extensions will result in a over-development of the site and is of poor design that would be out of keeping with the neighbouring properties. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, SPD4 – Residential Layout Guidelines (2021) and paragraph 130 of the National Planning Policy Framework 2021.

The proposed extensions will result in poor levels of outlook and dominance from the close presence of the boundary fence of No 10 Brenchley Avenue. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The proposed extension will result in an unacceptable loss of privacy to the existing property at No. 10 Brenchley Avenue due to introduction of a bedroom window in the flank elevation of the application property which would result in overlooking and loss of privacy to the neighbouring garden. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 th June 2023	Dated:	14th June 2023