

Delegated Report

Householder Planning Application

Planning Application No: 20230677

Location: 7 Glenrosa Gardens Gravesend Kent DA12 4PT

Description: Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area with associated external alterations.

Applicant: Mr and Mrs W. Norris

Site Visit Date: 06.07.2023

Submitted Documents/Plans

Application Form;
Drawing No. 1000 – Site Location Plan;
Drawing No. 1001 – block plan as Existing;
Drawing No. 1010 – ground Floor Plan as Existing;
Drawing No. 1011 – Loft Plan as Existing;
Drawing No. 1012 – Roof Plan as Existing;
Drawing No. 1020 – Section AA plan as Existing;
Drawing No. 1030 Elevation North as Existing
Drawing No. 1031 – Elevation South as Existing;
Drawing No. 1032 – Elevation east as Existing;
Drawing No. 1033 – Elevation West as Existing;
Drawing No. 1100 – Context Plan;
Drawing No. 1110 – Ground Floor Plan as Proposed;
Drawing No. 1112 – Roof Plan as Proposed;
Drawing No. 1120 – Section AA plan as Proposed;
Drawing No. 1130 – Elevation North as Proposed;
Drawing No. 1131 – Elevation south as Proposed;
Drawing No. 1133 – Elevation West as Proposed;
Drawing No. 1101 – Block Plan as Proposed;
Drawing No. 1111 – First floor Plan as Proposed; and
Drawing No. 1132 – Elevation east as Proposed.

Plan Note

The plans have two stated scales on the drawings. For clarity, plans are electronically measured and should have the appropriate scale stated on the drawing.

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/6/54/91A (19540471)	Composite development of land	Permitted	05.06.1957

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to this proposal but has the following comments and

concerns:

- The front extension goes beyond the most forward building line on that side of the roadway, so should perhaps be pulled back a little to be the same line as for numbers 1 and 5.
- The rear extension is satisfactory.
- The side extension has windows that directly face windows in the neighbouring property No.9 at a closer distance than previously, which could lead to privacy concerns.
- We are unable to accurately assess the proposed inter-window distance from the submitted plans but it appears to be about 10m or less.
- The loft area is to be enlarged in volume and proposed to have a fixed staircase and several rooflights, which gives rise to questions about what it will be used for. Suitable Conditions are needed concerning it not being habitable space.
- The number of bedrooms and the parking provision will remain unchanged.

GBC Highways Officer

This proposal has a couple of issues.

1. The front extension results in the soakaway in the front garden being moved, but current Building Regulations states soakaway should not be constructed within 5 metres of a building or road. Given the distance between the proposed front wall and the back edge of footway is slightly less than 10 metres, there is no space for a soakaway in the front garden.
2. The width of the driveway appears to taper as you travel towards the back of the property, giving an approximate width of 2.9 metres, adjacent to the side extension. (2.84m to 2.96m)
Given there is a side gate to the garden behind the side extension, there would not be sufficient space to provide a pedestrian access to the gate if a vehicle were parked on the driveway, the gate being only some 4 metres away from the garage. If the car were parked forward of the side gate, it would then obstruct or partially obstruct the door to the property.
3. It is also noted that the property appears to be adapted to accommodate a person with a mobility handicap looking at the ensuite/wet room provision for bedroom 2. To access a vehicle they require a 1.2 metre wide walkway adjacent to the parking space, which applying guidance requires a minimum driveway width of 3.6 metres, (ideally 3.7metres 1.2m + 2.5m instead of 2.4m specified for mobility impaired people), which can only be achieved by reducing the width of the side extension.

As presented, I would recommend refusal.

Neighbouring properties

8 surrounding properties were consulted, a site notice was displayed on 06.07.23, the overall consultation period expired on 28.07.23 and one response was received expressing support for the proposal, but wished to know the measurements of the front extension to see how much it would project forward.

The above comment is a material planning consideration and shall be addressed in the relevant sections of the report below.

Officer's Analysis

7 Glenrosa Gardens is a detached bungalow located on the eastern side of the cul-de-sac.



This application proposes the erection of ground floor front and rear extensions, a ground floor and first floor side extension, alterations to the roof with a loft extension to enable an enlarged loft storage area, with associated external alterations.

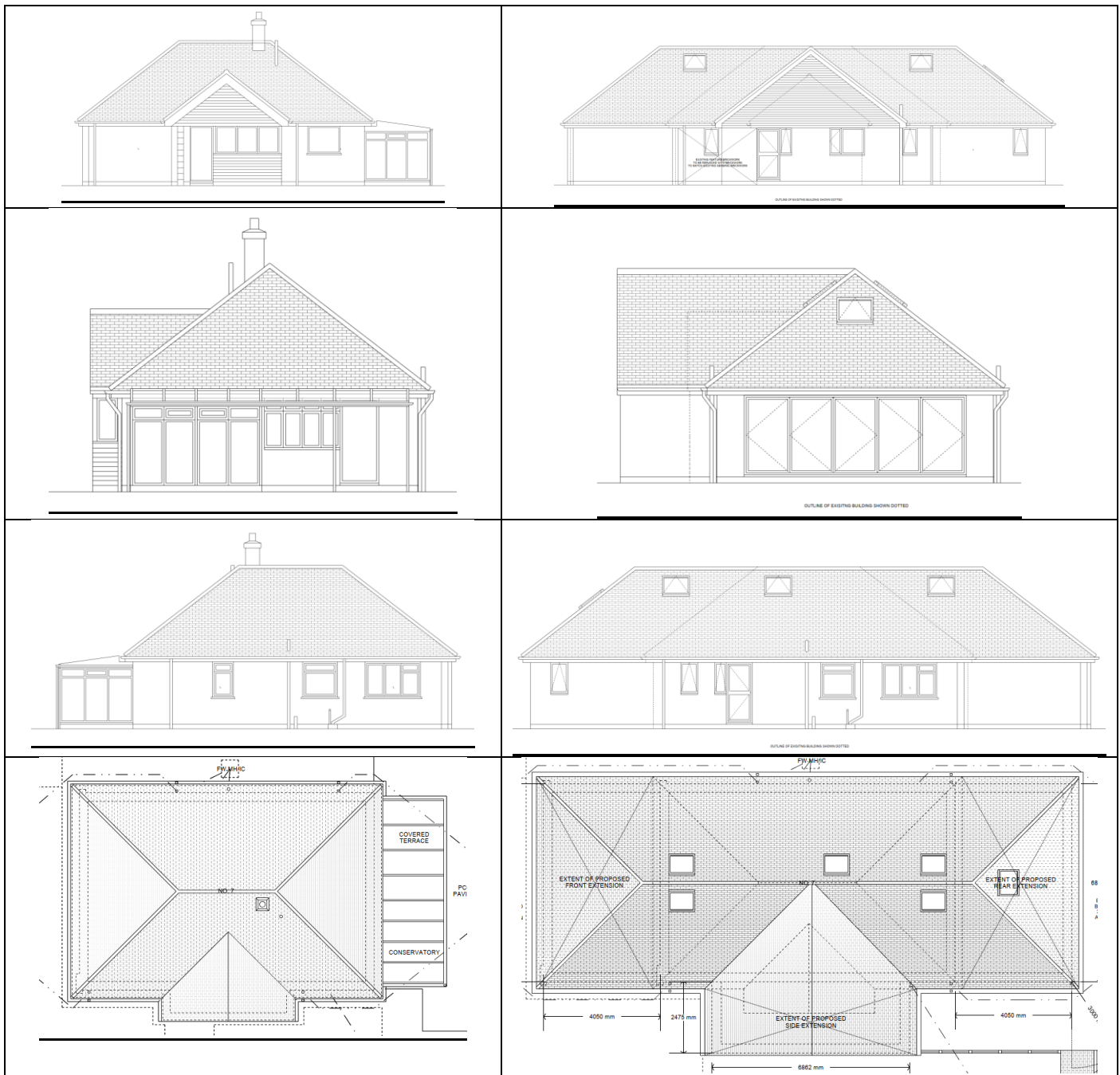
Proposed Development

The development would create space for an enlarged loft storage area with stair access, along with additional space and internal layout alterations on the ground floor to facilitate a new lobby, new utility room, a new wet room, a new ensuite, enlargement of the 2 bedrooms and enlargement of the kitchen, dining and living areas.

The development would have the following dimensions:

Front Extension • Height 5.31m • Width 7.09m • Depth 4.04m	Rear Extension • Height 5.31m • Width 6.85m • Depth 4.04m
Side Extension • Height 5.31m • Width 6.86m • Depth 2.48m	Building Footprint (approx. as per GF Plan) • Existing 72.58sqm (<u>not</u> including conservatory) • Proposed 143.54sqm

<u>Existing</u> 	<u>Proposed</u>  OUTLINE OF EXISTING BUILDING SHOWN DOTTED
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Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 (Design SPD) (2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling, ensuring it does not dominate the original property and that it has no adverse impact on neighbouring properties or the character and appearance of the local area.

Pre-application advice has not been sought prior to the submission of this application. The proposed external materials of the development would match the existing, which is desirable. However, the

development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property. The proposals have not been designed to be subordinate to the existing dwelling and would effectively double the building footprint when a comparison is made between the existing and proposed ground floor plans. In addition, the roof alterations would dominate the bungalow, with no set down from the main roof ridge proposed. It is considered that the development would essentially convert the bungalow into a two-storey dwelling to the detriment of the host dwelling and established character of the immediate area.

Whilst it is noted there have been various extensions to properties within the local vicinity, these are not comparable to what is proposed by this application. Furthermore, the proposed front extension would detrimentally disrupt the building line and street pattern.

As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

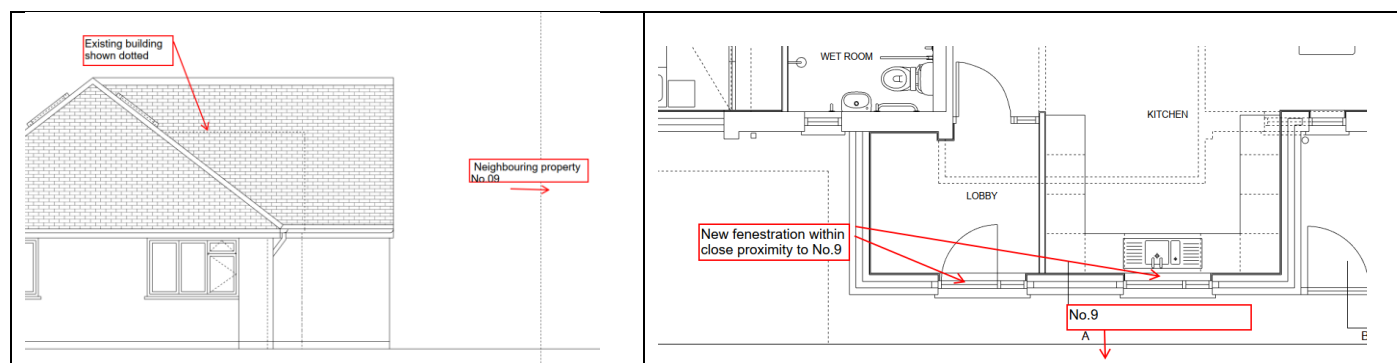
Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the proposal exceeds the requirements. Although utility room sizes are not specified, 3.89sqm is considered to be more than sufficient space.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

A representation has been received expressing support for the proposal, as a result of the consultation carried out for this application. The representation also queried the projection of the front extension, which has been addressed in the Design, Character and Appearance section above. Notwithstanding this, neighbouring amenity has been assessed below.

The plans do not show neighbouring properties windows in relation to the proposal. As such, a full assessment cannot be made. Notwithstanding this, the new gable end side extension particularly causes concern in terms of neighbouring amenity.



Although it would serve a lobby and kitchen, the new fenestration in the gable projection (facing No.9) could cause privacy concerns as it would be in a closer proximity to the neighbouring property.

Google Image of neighbouring property fenestration (No.09)



In addition, the scale of the development is likely to cause a sense of enclosure to neighbouring properties, particularly to No. 9 which would directly face the large side gable projection proposed.

Overall, the development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

A specific parking layout plan has not been provided to demonstrate the proposed alternative parking arrangements. The resultant envisaged parking area, post development as highlighted by Gravesham's Highways Officer, would be inadequate as the boundary treatment and new side extension would restrict the width of the space available whilst blocking/partially blocking access to the pedestrian gate and front door. As per Gravesham's Design SPD (2021), proposals should; *allow sufficient space between the car and the dwelling to allow access to the front door and side of the property. 1 metre should be the minimum space between or around car parking spaces.* As such, the proposal fails to show sufficient off-street parking provision post development, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).

Any Other Material Planning Considerations

Biodiversity and Ecology

It is noted that the plans show bird boxes would be installed, which is considered to be a positive addition to the proposal.

Conclusion

The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with the design, character and appearance of the local area and would result in overdevelopment of the property, essentially converting the bungalow to a two-storey dwelling. As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

In addition, the development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Furthermore, the proposal would result in inadequate space and clearance to enable sufficient off-street parking provision post development, and fails to demonstrate an acceptable parking layout, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	11 th August 2023	Dated:	11th August 2023