

Delegated Report

Householder Planning Application

Planning Application No: 20230055

Location: 8 Sandown Road Gravesend Kent DA12 5EN

Description: Erection of a two-storey side extension and porch and relocating of the rear garage.

Applicant: Mr Baljit Kang

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 17/01/2023;
Drawing Number 8SD/A3/05 (Block Plan – Existing and Proposed);
Drawing Number 8SD/A3/01 (OS Plan and Floor Plans – Existing);
Drawing Number 8SD/A3/02 (Elevations – Existing);
Drawing Number 8SD/A3/04 (Elevations – Proposed);
Drawing Number 8SD/A3/03 (Floor Plans – Proposed);
Drawing Number 8SD/A3/06 (Garage Plan and Elevation - Existing); and
Drawing Number 8SD/A3/04 (Garage Plan and Elevation – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220921	Erection of a two storey side extension and relocating of the rear garage.	Refused	02.11.2022
19880685	Erection of rear extension at first floor level to form a bathroom.	Permitted	07.10.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways

I have no objections to the proposal but would recommend the widened driveway should be constructed from a bound permeable material. The applicant should consult Kent County Council regarding any alterations to the carriage crossover.

With the introduction of the study/office that could easily be used as a fourth bedroom a secure covered cycle parking space should be provided.

Neighbouring properties

Seven surrounding properties were consulted and one response was received concerning:

- Loss of light

Concerns were also raised regarding the structure of existing neighbouring buildings, however this is considered a non-material consideration and is not assessed in the following report.

Officer's Analysis

Background

A previous application was submitted for the erection of a two storey side extension and relocating of the rear garage, under application 20220921. The application was refused on the below grounds:

The proposed two storey side extension is not subservient to the existing dwelling and would result in an incongruous and bulky addition to the existing dwelling. The extension is not sufficiently set back from the front elevation or sufficiently set down from the main roof. The proposed first floor flat roof with parapet edge is of an unbalanced design and would not conserve and enhance the character of the existing house. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The current proposal looks to overcome these issues.

Design, Character and Appearance

8 Sandown Road is a two storey semi-detached dwellinghouse located on the Eastern side of the highway. The frontage of the property is hardstanding for off road parking with some soft landscaping. There is vehicular side access to a garage set back to the side of the property. The property has previously been extended by two storeys to the rear.



The application proposes the erection of a two-storey side extension with porch to the front and the relocation of the rear garage.

The proposed two storey side extension looks to create space for a larger kitchen / dining area and shower room to the ground floor and for an office and increased bedroom size with en-suite to the first floor.

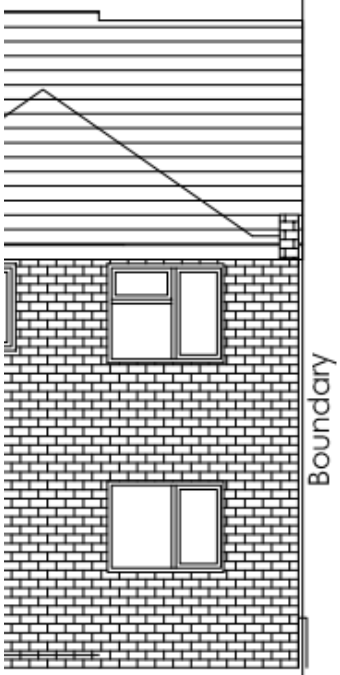
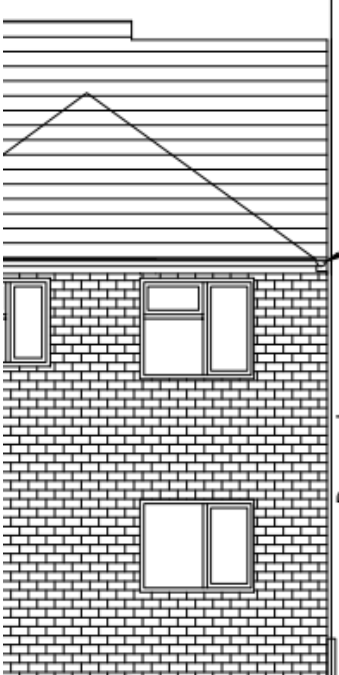
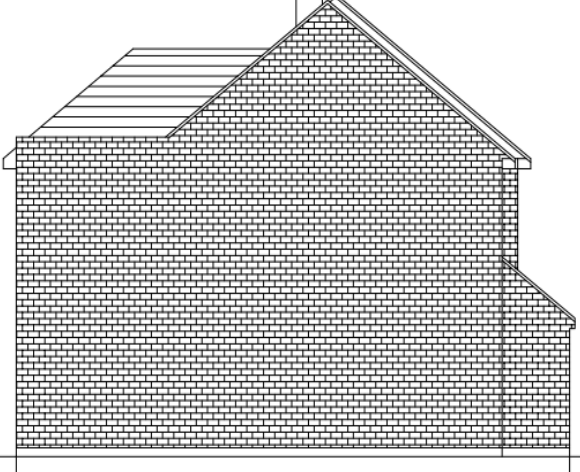
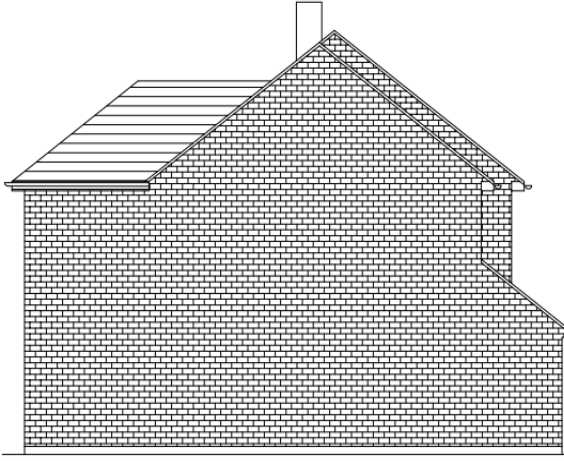
The extension will project approx 2.42m from the existing flank elevation, and span approx 9.34m across. The entrance door will be relocated to the front elevation with porch. There will be an additional window to the first floor to serve the bedroom. There will be a window and patio doors in the rear elevation and two further windows to the first floor which will serve the bathroom and study/office. There will be no windows to the flank elevation. The proposed extension will be built with materials to match the existing house.

The previous application was refused as the proposed extension would only be set back 0.3m from the front elevation of the existing house and by 0.2m from the main roof ridge and was not considered to be sufficiently subservient to the main dwelling.

The resubmitted application has addressed this issue and proposes the extension to now be set back by 0.6m from the existing front elevation and by 0.38m from the main roof ridge. Therefore the resubmitted application is now deemed to be adequately subservient to the existing dwellinghouse.

The application for two storey side extension also includes a rear projection of 2.63m to be built inline with the existing rear extension. The previous application was refused as this design included a part flat roof with parapet edge taller than the existing eaves of the host house. As such, it was deemed to be of an unbalanced design and would not conserve and enhance the character of the existing house.

The resubmitted application has addressed this issue with the removal of the parapet edge and proposed eaves now in line with the existing eaves, as shown below:

Previous Application 20220921	Current Application 20230055
 REAR ELEVATION	 Gutter set back from boundary line and recess soffit REAR ELEVATION
 SIDE ELEVATION	 SIDE ELEVATION

Due to the reduction in height and projection to the front elevation and removal of parapet edge, the resubmitted application has overcome the previous grounds for refusal in terms of design.

Therefore, the application for the erection of a two-storey side extension is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene and 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 places) of the National Planning Policy Framework (NPPF) (2021).

The proposal also includes the construction of a porch to the front elevation.

The porch has a width of 2.65m and a projection of 1m. It will be constructed with a pitched roof which measures a maximum height of 3.2m. There will be a window to the flank elevation and it will be constructed using brick and tiles to match the original dwelling.

The porch is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene. Therefore, the application 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 places) of the National Planning Policy Framework (NPPF) (2021).

The proposal also looks to relocate the garage at the rear of the property. It is noted that the proposed extension would block any vehicular access to the garage and therefore the replacement structure would be classed as an outbuilding. The outbuilding will have a flat roof with dimensions:

- Depth – 6m
- Width – 4.25m
- Height (max) – 2.67m

The building will be constructed with a rendered finish. There will be a window and door to the front elevation and all proposed windows and doors will be Upvc.

The outbuilding is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the outbuilding is considered acceptable in terms of design and accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the NPPF (2021).

Due to the reduced height and projection and the removal of the parapet edge, it is considered that this resubmission has overcome the issues from previous application in terms of design. The proposal is sufficiently subservient to the host dwelling, is of a balanced design and would conserve and enhance the character of the existing house. Therefore, the erection of a two-storey side extension and porch and relocating of the rear garage is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene and 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 places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The garden area complies with the recommendations for a three-bedroom property within Gravesham's Residential Layout Guidelines (RLG) (2020) with a post development area of 60m² and a maximum depth of 10.92m. As such, the two storey side extension and outbuilding is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). All rooms provided accord with those set out in the Residential Layout Guidelines (2020).

The construction of the front porch does not detrimentally effect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

One concern was raised from a neighbouring property with regards to the proposed extension resulting in a loss of light.

The flank elevation of the proposed extension looks to front two flank windows of neighbouring property known as 10 Sandown Road. The neighbouring windows serve a kitchen to the ground floor and a landing to the first floor. The windows are not considered to be habitable rooms and therefore the proposal is not deemed to have a detrimental effect on the light to this property.

The proposal is not likely to impact the adjoining neighbouring known as 6 Sandown Road as the extension is set back from the boundary.

The proposed extension does not look to include any windows to the flank elevation and due to the distance between the neighbouring properties to the rear, the proposal is not considered to have a detrimental effect on neighbouring amenity in terms of privacy and outlook.

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy.

The proposed outbuilding will not cause material harm to the amenity of any adjoining properties in terms of outlook, privacy or sense of enclosure. The outbuilding will not provide any primary living accommodation and will be conditioned to remain that way. Therefore, the outbuilding is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

The proposal looks to relocate the existing side garage to the rear of the property and would result in the relocated garage inaccessible for vehicular use. However, there is clearly adequate parking provision to the front of the property and so there are no significant concerns related to parking for this proposal.

The Highways Officer raised no objection to the development but did provide comment on materials used for the proposed driveway which should be permeable.

Any Other Material Planning Considerations

Contamination

As the building has previously been used as a garage, there could be some contamination in terms of oil and other contaminants derived from garage use. Therefore, a watching brief condition will be included.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have not have a detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20 th March 2023	Dated:	21st March 2023