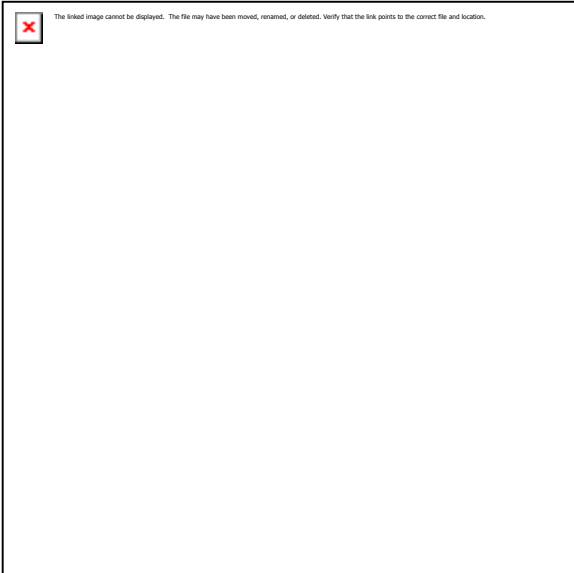




Delegated Report

Householder Planning Application

Planning Application No: 20220196

Location: 6 Britannia Drive Gravesend Kent DA12 4RR

Description: Erection of first floor rear extension and replace existing rear conservatory with single storey extension

Applicant: Mr T. Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form received 24/02/2022;
- Site Location Map Received 24/02/2022;
- Existing/Proposed Block Plans Received 24/02/2022;
- Drawing No: 21/11/03 (Existing Plans & Elevations) Received 15/03/2022;
- Drawing No: 21/11/03 (Existing Plans & Elevations) Received 15/03/2022.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19990329	Erection of conservatory at the rear.	Permitted	30.06.1999
19900033	Erection of single storey side extension to form hall, w.c and passage and single storey rear extension to form enlarged kitchen and dining room	Permitted	19.02.1990

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

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

The highways officer was consulted and his comments state:

“There are no highway implications with this proposal no objections”

Neighbouring properties

The application was advertised by way of letter to four surrounding properties. The consultation period expired on 13th April 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first floor rear extension and replacement of an existing rear conservatory with single storey extension.

The first floor rear extension will project 3.5m from the original rear wall of the host dwelling and span beyond the original host dwelling in width. The proposed extension will project approx. 1.6m from the flank wall with an overall height of approx. 6.8m. The extension will at first floor will have a hipped roof with a flat roof element which will project approx. 3.4m. The extension will include two windows in the rear elevation which will serve a new bedroom and bathroom. There will also be a new window opening formed in the first floor flank elevation which will serve an existing bedroom.

The single storey rear extension will replace the existing conservatory and will maintain the existing footprint. It will project 4m from the rear wall of the existing single storey rear extension, so approx. 8m from the original rear wall of the house. It will span part width at approx. 4.8m and will be finished with a flat roof

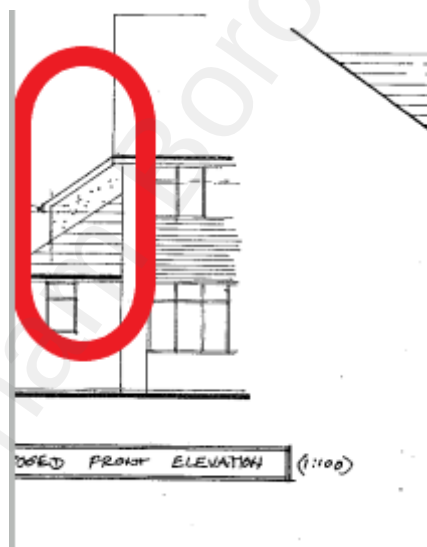
which will have an approx. height of 2.5m excluding the roof lantern. There will be a bifold door in the rear elevation of the single storey rear extension.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has been previously extended to the rear and side at ground floor level circa 1990. A further application for a rear conservatory was submitted circa 1999 and permitted which meant the total rearward projection from the original rear wall of the dwelling was some 8m.

The adjoining property has been extended over two storeys to the side and there is currently a single storey side and rear extension in place with a similar conservatory added to the back of the single storey rear extension. Many of the surrounding properties have single storey side and rear extensions in place so this is not deemed an uncommon addition, however the extensions are modest in terms of size and scale. The proposed extension would result in an overall 8m depth which is excessive and out of scale with the host dwelling. The original dwelling would have measured some 45sqm, post development the ground floor footprint would have been increased to approx 117sqm. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should not dominate the original property as this can result in the site to appear over developed.

The first floor rear extension will result in the creation of an additional bedroom from three bedrooms to four and a larger bathroom. The proposal will also result in the relocation of a bedroom window into the flank elevation. The extension at first floor level will project past the original flank wall and will be visible from the main streetscape.



SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should not be of a greater width than the original building. Furthermore the extension will include a large flat roof element at first floor level which is not encouraged nor supported.

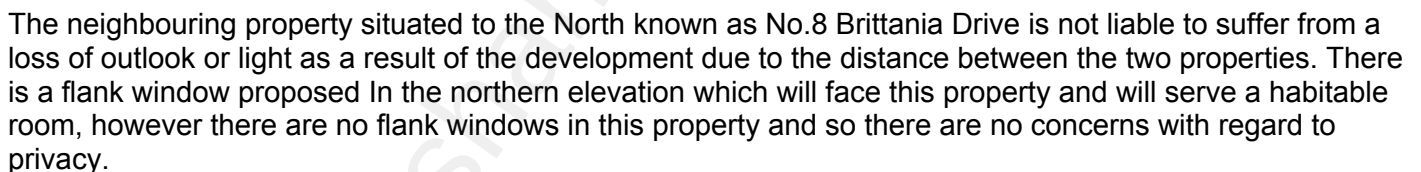
The proposal is considered to be an inappropriate addition in terms of design and scale and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would directly be in conflict with the requirements of Policy CS19 of the Core Strategy and paragraph 127 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development there will be a garden area of approx. 226sqm with a minimum depth of 21m which is compliant for a four bedroom property according to the Council's Technical Standards.

The proposal is deemed to adequately safeguard the amenity of future occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 - Residential Layout Guidelines (2020)

The adjoining property known as 4 Britannia Drive is not liable to result in material harm in the form of loss of light, outlook or privacy as a result of the development. The first floor extension will not impact a habitable room as demonstrated on the below drawings. Furthermore due to the path of the sun the adjoining occupier will not suffer from a loss of light. There are no windows proposed in the flank elevation so the privacy of this property is maintained. The ground floor extension is already in place and will not result in any material harm and the proposed extension of the former conservatory is situated away from this property and so there would be no harm arising from this.



The highways officer was consulted and does not object to this proposal.

The application property has a garage situated to the rear of the property which is accessible via a drive and so this would constitute a parking space, furthermore there is additional parking provision to the front of the property as well as scope for additional parking to the front of the plot, however this would result in the loss of biodiversity.

The proposal is acceptable with regards to parking provision.

The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations

Design Guide (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:	13th April 2022	Dated:	13th April 2022