

Delegated Report

Householder Planning Application

Application No: 20211360

Location: 137 Barr Road, Gravesend, Kent, DA12 4DX

Description: Erection of a two storey rear extension and a front porch.

Applicant: Mr Qiu

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 29/10/2021;
 Ordnance Survey Site Location Plan (scale 1:1250);
 Block Plan (scale 1:500);
 Un-numbered plan drawing - Existing Ground Floor Plan - dated 01/10/2021;
 Un-numbered plan drawing - Existing First Floor Plan - dated 01/10/2021;
 Un-numbered plan drawing - Existing Roof Plan - dated 01/10/2021;
 Un-numbered plan drawing - Existing Front Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Existing Rear Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Existing East Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Existing Section A - dated 01/10/2021;
 Un-numbered plan drawing - Existing Section B - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Ground Floor Plan - dated 01/10/2021;
 Un-numbered plan drawing - Proposed First Floor Plan - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Roof Plan - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Front Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Rear Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Proposed East Elevation - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Section A - dated 01/10/2021;
 Un-numbered plan drawing - Proposed Section B - dated 01/10/2021.

Relevant Planning History

Application No.	Description	Status	Decision
20211330	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.30 metres and eaves height of 3.00 metres.	PRIOR APPROVAL IS NOT REQUIRED	03.12.2021
20200050	Conversion of C3 Dwelling House into 3 x self-contained unit(s) with the construction of a single-storey rear extension, double storey rear; side extension, hip to gable roof conversion, single storey rear outbuilding, minor alterations to the front forecourt and soft	REFUSED	17.04.2020

	landscaping.		
20191001	Conversion of C3 Dwelling House into 3 x self-contained unit(s) with the construction of a single-storey rear extension, double storey rear; side extension, hip to gable roof conversion, single storey rear outbuilding, minor alterations to the front forecourt and soft landscaping.	WITHDRAWN	15.11.2019
20190019	**REVISED PLANS** Erection of a two storey side extension.	PERMITTED	08.04.2019
20190018	Erection of a two storey rear extension.	PERMITTED	13.03.2019
20190017	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	CERTIFICATE REFUSED	04.03.2019
20190016	Single storey rear extension with a depth of 6 metres, maximum height of 3.3 metres and eaves height of 2.8 metres.	PRIOR APPROVAL IS NOT REQUIRED	19.02.2019
20171355	Erection of a four bedroom detached dwelling.	REFUSED	25.04.2018

Previous Applications

The site has been subject to multiple planning applications as shown above in the planning history. There have been permissions granted for: two prior approval for a single storey rear (20190016 / 20211330), a two storey rear extension (20190018) and two storey side extension (20190019). There have been refusals for a lawful development certificate for a dormer and hip to gable roof enlargement (20190017) and the erection of the cumulative extensions to the property and subdivision into three separate units of accommodation (20200050).

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors - No representations received.

Neighbouring properties

A notice was displayed on site 18th November 2021.

In addition, ten surrounding properties were consulted and one representation was received. The neighbour registered objection to the development and the concerns raised have been listed below:

- Loss of privacy / overlooking
- Noise levels from use

The consultation period expired 17th December 2021.

Preliminary Matters

This application proposes a two storey rear extension. The property has a live planning permission for a two storey rear extension (ref. 20190018 - 13.03.2019). This permission is a material planning consideration when determining the current application, as such the previous delegated report has been attached as Appendix 1.

Officer's Analysis

The Site

137 Barr Road is an end of terrace property in use as a single family dwelling. There are three separate blocks of terraces fronting onto a large green. The application site is located on the Eastern end of the Northern terrace, parallel to Barr Road, set back from the highway by approx. 36 metres.

The property has not previously been extended and has a large garden in excess of 450m².

Description of the Proposal

The application proposes the erection of a two storey rear extension and erection of a porch. The dimensions of each extension are as follows:

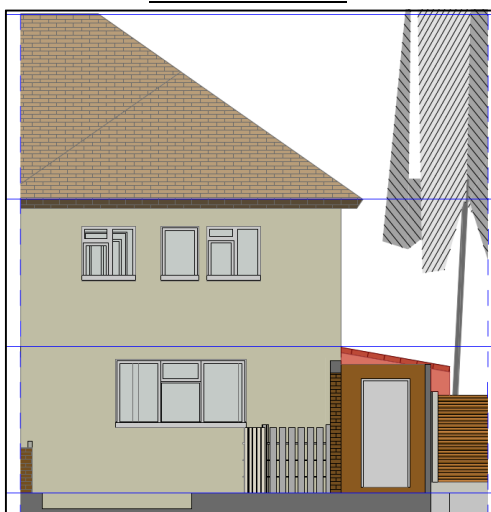
Two storey rear

- Depth - 3m
- Width - 4.85m
- Height (max) - 8.72m
- Height (eave) - 5.4m

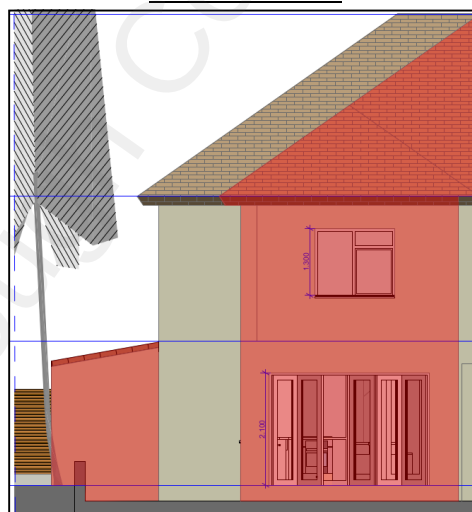
Porch

- Depth - 3m
- Width - 2m
- Height (max) - 2.7m
- Height (eave) - 2.3m

Front Elevation



Rear Elevation



The two storey rear extension is wider than the previously approved extension by 0.8m, however the extension has been moved further from the shared boundary to the West (0.6m).

The porch has been designed with a pitched roof and is located on the side of the property. The rear extension is subservient to the main ridge of the dwelling has a gable roof design and is part width (as shown in the annotated screenshot above).

The extension will enlarge the rear bedroom and create space for an en-suite bathroom at first floor; the rear window will provide natural light to the room. At ground floor the applicant will benefit from a large kitchen/diner space; a window will provide light into the room and bifold doors will allow access to the garden.

Design, Character and Appearance

The design of the extensions hereby proposed are considered to be acceptable. The two storey rear extension is proportionate to the scale of the dwelling, is subservient and set-in from the boundary with the neighbour. The porch extension is not excessive in size or bulk and is screened behind the side gate that provides access to the property.

The extensions will not materially change the appearance of the property from any public vantage point and will have no impact on the character of the terrace or street scene.

Overall, the proposed development is well designed, subservient, set-in, is not excessive in size or bulk, and will not impact on the character of the street scene. As such it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014),

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development hereby proposed is considered to safeguard the amenity of future occupiers. The garden, post-development, has a depth of 12.6m and an approximate area of 445m², which is in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020) for a three bedroom property.

Neighbouring Amenity

The proposed extensions are not considered to materially impact on the amenity of any adjoining properties in terms of loss of light, overlooking, sense of enclosure or outlook.

A representation has been received from a neighbouring property in terms of overlooking. This representation relates to the two storey rear extension and moving the rear window of the property closer to the adjoining properties at the rear. Gravesham's RLG states that window-to-window minimum privacy distance should be 26m, and that the private amenity space of a property is the first 5m of garden area (from the rear wall of the property). In this case the extension will move the rear window of the dwelling 3m towards the adjoining properties at the rear, however the remaining distance will be approx. 50m. As such, there is not considered to be any impact on the private amenity space of any surrounding property.

The two storey extension is not considered to cause overshadowing. Given the orientation of the property, with a north facing garden, and the shallow depth and set-down of the extension it will not result in overshadowing or loss of light for the immediate neighbour.

There was a concern raised by a neighbour regarding noise levels. The extended property will remain in use as a single family dwelling and therefore the resulting noise is not considered to be materially different to the existing use. As such, this is not considered to be sufficient grounds to refuse the application.

Overall, the development is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway implications with this application.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The extensions to the property are not excessive in size or bulk, have been designed in accordance with key strategies in the Gravesham design guidance SPD (2021) and will have no impact on the character of the street scene. The development will provide acceptable living conditions for future occupiers and will safeguard the amenity of neighbouring properties. Lastly, there are no parking or highway issues with this proposal.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31 st December 2021	Dated:	05 January 2021