



Delegated Report

Householder Planning Application

Planning Application No: 20220943

Location: 245 Singlewell Road Gravesend Kent DA11 7RN

Description: Demolition of existing dwelling, hard standing, associated landscaping and replacement with new dwelling and associated landscaping.

Applicant: Mr David Braddon

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 21DBSRSL1 (Site Location Map)
- Drawing No: 21DBSRSU1 (Existing Site Plan)
- Drawing No: 21DBSREX01 (Existing Plans and Elevations)
- Drawing No: 21 DBSR SP1 M (Proposed Block Plan)
- Drawing No: 21 DBSR PE02 K (Proposed Elevations)
- Drawing No: 21 DBSR PE01 K (Proposed Floor Plans)
- ~~Drawing No: 21DBSRPE01 (Proposed Plans)~~
- ~~Drawing No: 21DBSRPE02 (Proposed Elevations)~~
- ~~Drawing No: 21DBSRSP1 (Proposed Site Plan)~~

Supplementary Information

- Design and Access Statement
- Arboricultural Report
- Bat Survey

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210948	Application for a Lawful Development Certificate in respect of the proposed erection of swimming pool under Class E permitted development rights.	Certificate Granted	09.09.2021
20211348	Erection of two storey rear/side/front extensions, single storey rear extension with two roof lanterns, erection of a dormer to front roof slope, conversion of the roof space into habitable room, installation of roof lights to rear roof slope, garage roof alteration, internal layout alteration and associated landscaping.	Permitted	25.04.2022
19950019	Erection of conservatory at the rear.	Permitted	17.02.1995
19970224	Erection of detached double garage at the front incorporating construction of wine cellar below.	Permitted	27.06.1997
19940118	Erection of two storey side exten. to form playrm, sittingrm & exercise rm with two bedrms,ensuite	Permitted	06.05.1994

	bathrm & dressing rm at 1st flr level,infil side exten.to form additional garage & utility rm with en-suite bathrm in roof space;single storey rear exten.for lounge,enlged kitchen & enlged dining rm		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development 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
- Section 15- Conserving and enhancing the natural environment.

Supplementary Planning Guidance

- SPG2 - 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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

In general, I have no objections to this proposal; there is more than adequate car parking provided.

However, Singlewell Road is a “C” classified road providing a link between Gravesend Town Centre and the A2 and so the provision of gates should be resisted, unless they can be set back sufficiently far enough from the highway to allow a vehicle to park clear of the carriageway whilst the gates are opened or closed.

Kent County Council’s carriage crossover guidance states:

9. Gates

If gates are to be fitted across the vehicle entrance to your property they must not open outwards across the highway. Additionally, on busy roads they must be set back at least 5m from the edge of the carriageway to allow the driver to park clear of the highway whilst opening the gates. Remember, sufficient space must exist within the site for the gates to close.

Vehicle Crossing Guidance and Self-Assessment v8 8

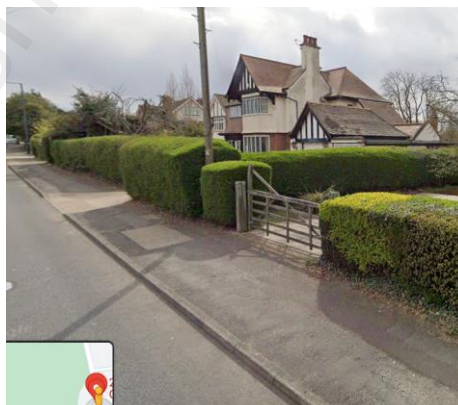
www.kent.gov.uk October 2018

The current access does not seem to benefit from a gate and as such any gate would be new and not a replacement. The majority of properties on Singlewell Road do not have gated accesses and to permit one may set a precedent for further installations that would be difficult to resist and accumulatively could form a hazard as vehicles slow and potentially stop to allow gates to be opened to gain access to a property, presenting a hazard to through traffic.



Google Street View April 2021

It is accepted that there is a gate at the second access, but as this does not benefit from a carriage crossover it cannot be considered to be a vehicular access.



Google Street View April 2021.

With the deletion of the gate from the proposal and retaining the use of the existing vehicular access I have no other objections.

Les Seaborn
Highway Development Management officer.

Neighbouring properties

The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 30th September and one comment was received. The main points raised were:

- Location of ground source heat pump and resultant noise impact on a nearby property.
- Heat pump should be turned off between 23:00 and 07:00hrs
- During construction work to the RHS a full vertical boarded 100% protection scaffold should be erected
- Access to the scaffold should only be from within the applicants property boundary and advance notice of the dates to the garage roof alterations to be given to neighbouring property.

The points raised in the comments do not form material planning considerations, however an informative advising the applicant of construction hours will be added as an informative should permission be forthcoming.

Analysis

Proposal

The proposal is a resubmission of 20211348 and seeks to demolish and rebuild the property with some alterations to the flank and rear elevations. Internally there will be some significant changes to the layout which will be considered if the room may impact neighbouring properties.

The front elevation will remain unaltered as will the width of the dwelling.

To the rear there will be some changes to the fenestration and two double doors at first floor will replace a previously approved Juliet and window. These doors will access a narrow balcony on top of a single storey rear extension.

Approved Rear Elevation under 20211348



Current Proposed Rear Elevation



To the left flank elevation there will be some minor changes which will see the chimney repositioned closer to the rear elevation, there will also be a reduction in the width of the cat slide roof which will reduce its width from 9m to 8.3m. The window in the flank elevation at first floor level will also be removed as well as the double doors at ground floor level. There will also be a change to the size of the flank window in the rear extension which will see it reduced in size.

Approved Rear Left Elevation under 20211348



Current Proposed Left Elevation



To the right hand side there will be a minor alteration to the brickwork finish at first floor level which will be replaced with white render. There will also be the installation of ground source heat pumps. The proposal also shows the introduction of a window serving a utility room at ground floor level in the flank elevation.

Approved Right Side Elevation under 20211348



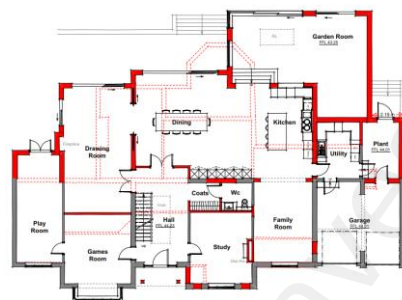
ELEVATION
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Current Proposed Right Side Elevation



Internally at ground floor level there are some alterations, the most notable being the reduction in depth of the garage. The existing garage has a depth of some 6.75m, the proposed garage will have a depth of some 5.5m.

Approved Ground Floor Plans under 20211348

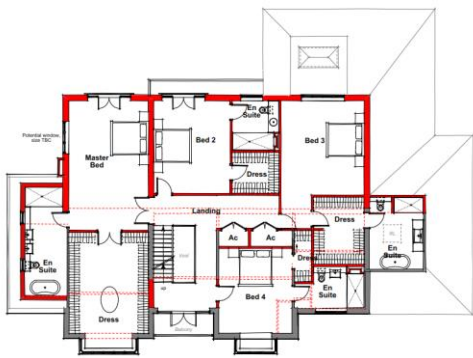


Current Proposed Ground Floor Plans

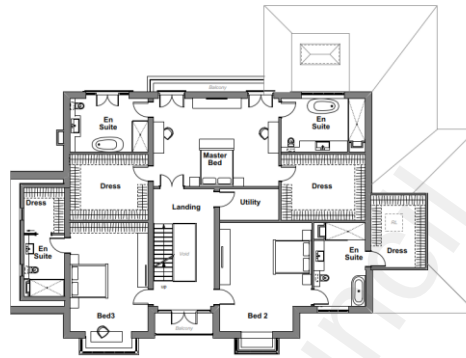


At first floor the proposal will see the introduction of a balcony to the rear and additional Juliet balconies and changes to the fenestration.

Approved First Floor Plans under 20211348

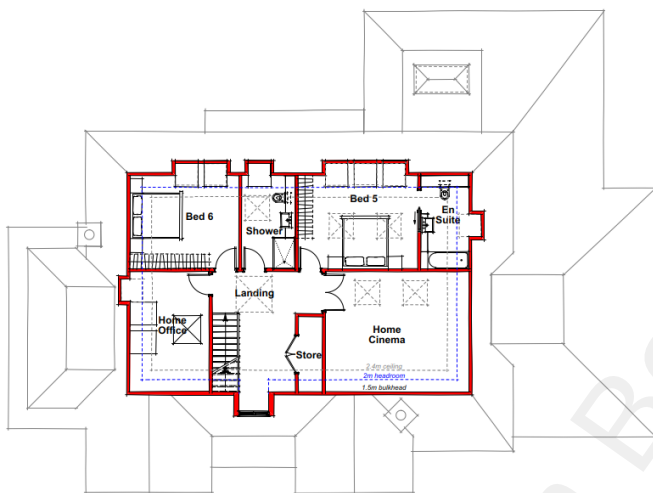


Current Proposed First Floor Plans

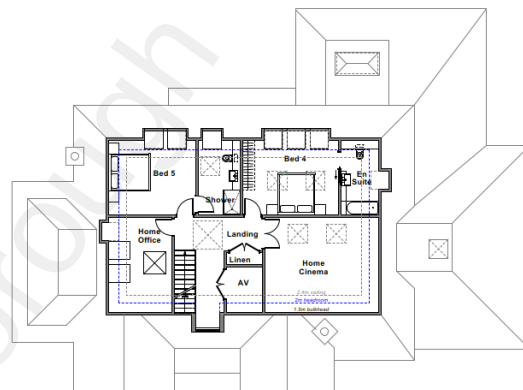


At second floor the alterations are more or less the same.

Approved Second Floor Plans under 20211348



Current Proposed Second Floor Plans



Character and Appearance

The application site comprises a 5 bedroom detached house in use as a single family dwelling. There have been several planning applications permitted at the site which include a lawful development certificate granted in 2021 for the erection of a swimming pool enclosure. The proposal under this certificate is shown on the site plan but does not form part of this proposal and in order for it to remain lawful it must be erected in accordance with the approved plans as submitted under reference 20210948.

The application site is situated on Singlewell Road which is set on an incline that slopes down towards the east. The general street scene is varied with properties of different designs and types, many of the neighbouring homes are substantial and situated on generous plots. The proposal will see the existing house demolished and rebuilt to a similar scale as proposed under 20211348.

The revised plans do not show any changes to the front of the property and nor to the parking arrangements and landscaping so this element of the proposal is deemed acceptable.

To the left hand side of the proposal there will be a change to the position of the chimney which will reveal its entire scale and will in fact make it more attractive. It is also noted that the width of the catslide roof will

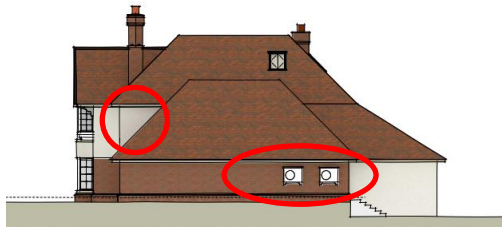
be reduced which is not going to have any material impact in terms of appearance. The removal of the fenestration at first floor level in the flank elevation will also serve as a positive change as in the previous application these windows raised possible concerns in terms of overlooking.

The rear of the property will see the introduction of a balcony on top of a very narrow single storey rear extension which will be accessible via two sets of double doors from the master bedroom. In terms of design, this is not considered to be harmful especially given that this balcony is located to the rear, however any potential neighbouring impact will be assessed under the neighbouring amenity section.

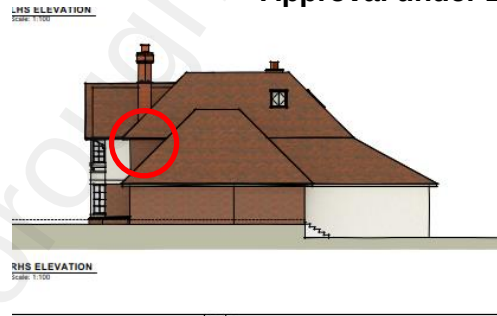
The right hand elevation the proposal will now remain largely the same with the exception of the introduction of a window at ground floor level which will serve a utility room and air source heat pumps. The original submission showed a 2.2m increase in the rear projection of the garage which then had a cumulative effect on the vastness of the flat roof, however after discussions with the agent the plans were revised to omit this projection.

In terms of the air source heat pumps a separate assessment in terms of potential noise impact will be made in the neighbouring amenity section.

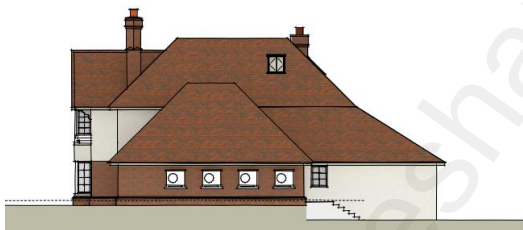
Superseded under 20220943 proposal



Approval under 20211348



Current Proposal



The proposed site plans also shows soft landscaping and block paving to the front however a landscaping plan will be required to include details of the proposed types of landscaping to ensure there is plentiful biodiversity on the site and appropriate permeable hardstanding.

maintain neighbouring privacy.

The revised proposal will also see the introduction of a balcony at first floor level. Given that No.245 is set behind No 247 it is not liable to result in any harm in terms of overlooking or privacy especially considering there are trees which offer a form of screening. The balcony will not be able to see into the garden of No.245a as the roof of the single storey rear extension will block the view.

The proposal will see the introduction of a window at ground floor level which will serve a utility room, this window is not serving a habitable room and it is not considered to result in any material harm. The Air source heat pumps installed on this elevation may result in some impact in terms of noise in which case it is necessary to impose a condition to ensure the heat pumps fall within specified noise levels.

The installation of a ground source heat pump or a water source heat pump on domestic premises is usually considered to be permitted development, not needing an application for planning permission. This is material consideration when considering this proposal.

Finally a condition will be imposed preventing further window and door openings from being created without the consent of the Council to protect neighbouring amenity will be imposed and a further condition which states all windows serving any w.c's and bathroom areas are obscure glazed and top hung in perpetuity will also be imposed.

The proposal is considered to adequately safeguard neighbouring amenity in accordance with SPG2 Residential Layout Guidelines 2020.

Parking and Highways

There is adequate frontage to the site to accommodate the minimum parking requirements set out in SPG4. Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5m by 2.5m. The existing garage has a depth of some 6.5m and the proposed will have a depth of 5.5m which is acceptable, the existing garage has a depth of some 5.5m which will be retained. This is below the preferred standard but on balance is acceptable.

The proposal states the front drive will be block paved, however details of this will be required to ascertain whether it is permeable and so a condition will be imposed requesting this information.

The submission indicates that a sliding gate will be installed to allow access to the front drive. The highways officer has stated that such a gate is not acceptable and should be situated 5m from the highway edge. The proposed gate will be approx. 2m away. However as can be seen below there are many other examples of such gates installed which are not 6m from the highway and so this would not be considered to set a precedent as these gates are existing.



A refusal on this basis would not be sustainable at appeal level and so notwithstanding the comments of the highways officer the proposal is considered acceptable in terms of parking.

Conclusion & Recommendation

The proposed dwelling is acceptably designed and compliant with the requirements of CS19 Local Plan Core Strategy 2014 which requires *New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area* and para 130 (b) of the National Planning Policy Framework 2021 which states *Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*

Therefore permission is recommended subject to conditions.

(For detailed Conditions and Informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1 st November 2022	Dated:	7th November 2022