

Delegated Report

Householder Planning Application

Application No:	20211574
Location:	18 Goodwood Crescent, Gravesend, Kent, DA12 5EL
Description:	Erection of a single storey rear and side extension, relocation of front door from the side elevation to the front, installation of front and rear dormers, rooflights to the rear and side roof slopes and conversion of the loft space to form habitable rooms.
Applicant:	Mr Jamie Tursf
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 21/12/2021;
Drawing no. 001 - Rev. B - Site Location and Block Plans;
Drawing no. 002 - Rev. B - Existing and Proposed Floor Plans;
Drawing no. 003 - Rev. A - Existing and Proposed Elevations.

~~Drawing no. 001 - Rev. A - Site Location and Block Plans - SUPERSEDED;~~
~~Drawing no. 002 - Rev. A - Existing and Proposed Floor Plans - SUPERSEDED.~~

Relevant Planning History

No relevant planning history.

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

KCC - Heritage - I have no comments to make on archaeological matters.

GBC - Highways Officer - I have no objections, the current car parking guidance is for two vehicles for the extended dwelling which can be provided within the front garden, a parking plan should be provided at some stage, it should be noted that any drive alterations will need to be constructed from a bound porous material. In addition to comply with the requirements of Kent County Council guidance which the Council has adopted (SPG4), secure parking for two cycles should be provided, one per additional bedroom.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired 21st January 2022.

Officer's Analysis

18 Goodwood Crescent is a semi-detached bungalow. The property is located within the urban boundary and is in a residential area formed of a varied mix of housing types. The application property is located on the northern side of Goodwood Crescent and forms one of six matching semi-detached bungalows within the street scene.



Google Street View (May 2018)

The frontage of the property is part landscaped and part hard-paved used as a driveway, with a detached garage in the rear garden. The property has no planning history but has an existing single storey flat roofed rear extension.

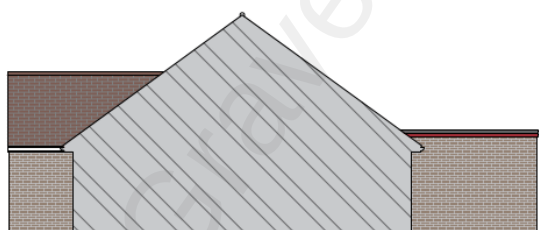
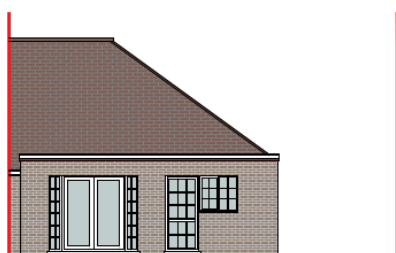
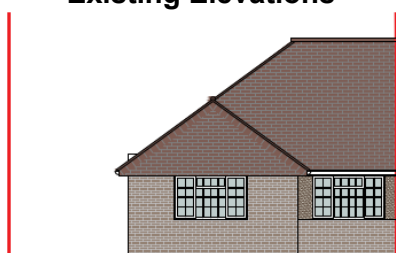
This application proposes extensions to the property to form habitable rooms in the loft space, creating a

chalet style bungalow. These extensions include the erection of a single storey side and rear extensions, installation of front and rear dormer windows and roof lights within the roof slopes. As part of the development, the front garden will be part hard paved for vehicular parking.

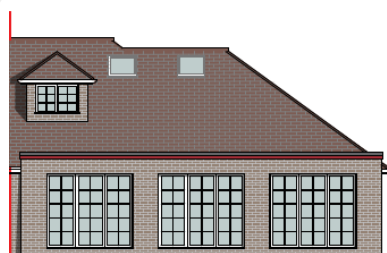
The side extension will have a hipped roof design, which matches the pitch of the existing roof form of the dwelling. It will be subservient by virtue of set-down from the main ridge and set back from the front elevation of the property. It will have a depth of 12.12m, a width of 2.95m and a maximum height of 5.7m. The eaves will match those of the existing dwelling at a height of 2.4m. The extension will project beyond the rear elevation of the property and adjoin the existing rear projection, matching the depth at 3.4m. It will have a flat roof with a height of 2.8m and will be set-in from the boundary by 0.32m.

The dormer extensions will positioned close to the shared boundary with the adjoining property. They have been designed with hipped roofs, with a maximum height of 2.05m, depth of 2.85m and width of 1.72m. There will be two side velux windows and two on the rear roof slope.

Existing Elevations



Proposed Elevations



Design, Character and Appearance

The proposed extensions will alter the character of the dwelling. The side extension will be prominent, however has been designed with subservience and is set-back from the front gable projection which reduces its impact and visibility. Moreover, the property is set-back behind the building line of the two storey neighbour, which serves to further reduce the visibility of the side extension and limit impact on the street scene.

Although the side extension will unbalance the established character of the three semi-detached bungalows on the northern side of the highway, which remain largely unchanged with the exception of a front dormer extension, the properties on the southern side of the highway have been previously extended. One of the southern properties has been extended by single storey at the side, it is acknowledged that this extension is more subservient than that hereby proposed, this property is in a more prominent position on the corner and the extension is highly visible. Therefore, the proposed side extension to 18 Goodwood Crescent is considered to be acceptable given the good design strategy and the less prominent position.

The rear extension to the property will not be visible from any public vantage point and will match the height and depth of the existing rear projection. Similarly, the dormer windows proposed are considered to be acceptable in terms of design. The dormers proposed are visually attractive, do not dominate the roof slopes and have hipped designs, which reduce their size and bulk.

The development will create space for a study, ensuite bathroom and open plan kitchen/living/diner at ground floor. There will be two velux windows to provide natural light into the kitchen/living/diner and three sets of bifold doors providing access to the garden. Two flank windows and two velux windows will provide light into the entrance hallway and study, the flank windows will be obscure glazed and top hung. At first floor level space will be provided for a new bedroom and ensuite. The existing garage will remain in the garden and be used for storage.

The front garden of the property will be part hard paved to provide two parking spaces. The existing driveway will be reduced in width with additional planting introduced along the western boundary. There will be planting retained along the eastern boundary with the adjoining property. The retention of soft landscaping and planting within the front garden will have a greening influence, increases biodiversity and contribute to the quality of the street scene. These areas of landscaping will be secured by planning condition.

Overall, the development is considered to be acceptable in terms of design. The side extension has been designed with subservience, is set-back from the front building line and will not adversely impact on the street scene. The dormer windows are well designed, are not excessive in size or bulk by virtue of hipped roofs. Similarly, the rear extension will match the depth and height of the existing rear projection. All of the extension will be constructed using materials that match the main dwelling, will use similar features and fenestration. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The development hereby proposed will safeguard the amenity of future occupiers. The rooms are all in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020) and the habitable rooms will receive adequate natural lighting. In addition, the garden will have a depth of 17m and an approx. area of 164m², which accords with the RLG. As such, the proposal provides good quality amenity for future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure. Therefore, the proposal safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. There is sufficient depth of the existing driveway to accommodate two vehicles parking in tandem, which is in accordance with Gravesham's adopted parking standards (SPG4) (2006). Notwithstanding this the application includes the hard paving of the front garden to increase the available space for vehicular parking. As such the proposal is acceptable

and accords with highway guidance.

Any Other Material Planning Considerations

Impact on Biodiversity - the proposed development involves the creation of a hardstanding on the front garden and although reducing the existing soft landscaped area, the development will reintroduce a strip on the western edge and a section on the eastern boundary. The NPPF (Section 15) states that developments should result in biodiversity net gain, whilst this is not the case with this application the retention of soft landscaping and biodiversity is acknowledged, which will be conditioned to ensure that it remains in place.

Conclusion

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

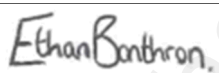
The extensions hereby proposed are well designed, are not excessive in size or bulk and will be constructed using matching materials. Although the side extension and dormer are visible from public vantage points, however are not considered to be harmful to the character of the street scene. The development will safeguard the amenity of future occupiers, neighbouring properties and provide sufficient parking to comply with highway requirements. In addition, the retention of soft landscaping serves to contribute to greening the street scene and maintaining biodiversity.

Therefore, it is recommended that planning permission is granted.

Recommendation

Permission – subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	15 th February 2022	Dated:	17 th February 2022