



# Delegated Report

## Householder Planning Application

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**Application No:** 20220414

**Location:** 13 Westwood, Gravesend, Kent, DA11 7AA

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

**Applicant:** Mr and Mrs Dhugga

**Site Visit Date:** 26 April 2022

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### Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Drawing no. A101 (Existing Plans and Elevations)

Drawing no. A102 (Proposed Plans and Elevations)

Drawing no. A103 (Site and Location Plan)

### Relevant Planning History

| <u>Application No.</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>Status</u>       | <u>Decision</u> |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
| 20220073               | Erection of a two storey rear extension                                                                                                                                                                                                                                                                                                                                                                                                                                    | Refused             | 18.03.2022      |
| 20111101               | Reserved matters approval for the erection of a total of 98 dwellings comprising three blocks of three storey 1/2 bedroom flats; four terraces of 2/3 bedroom dwellings; two blocks of three storey, three bedroom dwellings, two pairs of semi-detached dwellings and 18, 2 - 5 bedroom detached dwellings together with associated garages, parking and landscaping in substitution for those approved pursuant to the approval granted under reference number 20070516. | Approval of details | 17.04.2012      |
| 20070516               | Details pursuant to outline planning permission reference no. GR/2004/814 relating to the siting, design, external appearance and                                                                                                                                                                                                                                                                                                                                          | Permitted           | 10.10.2007      |

landscaping for phases 2 and 3 of the development for a total of 134 residential units and comprising the erection of 16 detached two storey two, four and five bedroom dwellings some with detached or attached double garages; 5 pairs of two storey semi-detached two and three bedroom dwellings; 5 two storey terraces totalling 25 two bedroom dwellings and a two storey terrace of 5 two bedroom and 2 three bedroom dwellings; a semi-circular three storey terrace of 11 three bedroom dwellings with studies; a semi-circular three storey terrace of 5 three bedroom dwellings with studies and 8 two bedroom and 4 one bedroom self-contained flats; a three storey terrace of 12 two and three bedroom self-contained flats; 2 three storey buildings to provide a total of 18 two bedroom and 6 one bedroom self-contained flats; erection of a part three storey and part two storey building to provide 9 two bedroom and 3 one bedroom self-contained flats; formation of associated estate roads and laying out of associated car parking spaces; erection of a single storey building for sports changing facilities, provision of multi-use games area (MUGA) and laying out of associated car parking.

|          |                                                                                                                                                                                                                                                                                                                                                                       |           |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 20040814 | Outline application for residential development for up to 210 residential units and for community uses including nursery, open space with changing facilities and car parking; alterations to existing access to Singlewell Road between numbers 306 and 322 Singlewell Road; use of vehicular access from Cedar Avenue to provide access to recreational facilities. | Permitted | 01.08.2005 |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|

## Development Plan

### Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport

- CS18 – Climate Change
- CS19 – Design and Development Principles

#### Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

### **Other Material Considerations**

#### National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

#### Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

### **Consultations, Publicity and Representations**

#### Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties and on site. The consultation periods expired on 10 and 20 May 2022 respectively.

No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

### **Analysis**

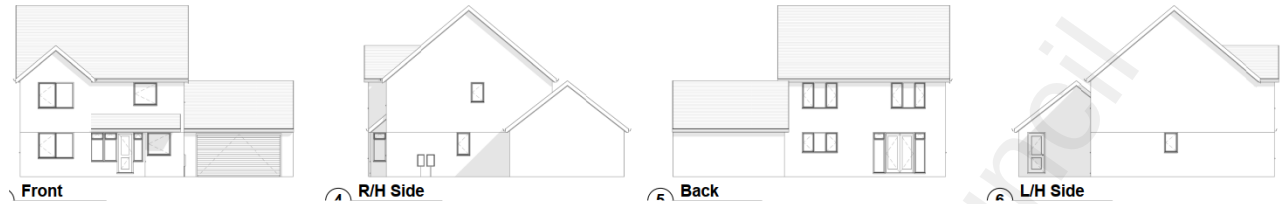
#### Proposal

This application seeks permission for the erection of a single storey rear extension and two storey front extension.

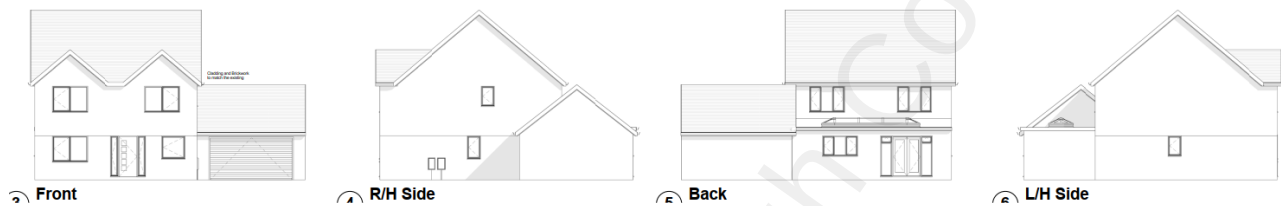
The single storey rear extension would infill the space to the rear of the house adjacent the existing attached garage, squaring off the property at the rear. The extension would project back 3.7m. The accommodation would enlarge the kitchen/dining space on the ground floor.

The two storey front extension will project forward 0.9m in line with the existing front gable at the property. There will be a pitched roof over the extension to match the existing gable, with a gully between the roofs. The extension will incorporate a porch (which is existing) and create a larger study on the ground floor and larger bedroom on the first floor.

#### *Existing elevations:*



#### *Proposed elevations:*



The application form states the materials will include cladding and brickwork to match the existing.

#### Background

The previous application 20220073 was refused on the following grounds:

1. *The size and extent of the proposed two storey rear extension would result in a bulky and inappropriate addition that would be visually obtrusive and out of keeping with the character and appearance of the existing dwelling and properties in the surrounding area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 130 of the National Planning Policy Framework 2021.*
2. *The proposed increase in the size of the dwelling will result in an unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), SPD Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*
3. *The proposed two storey rear extension would have an unacceptable and overbearing impact on neighbouring properties in terms its excessive size and depth and the associated sense of enclosure, loss of privacy and adverse impact on light and overshadowing. The proposal therefore fails to comply with the requirements of SPD Householder Extensions/Alterations Design Guide (2021), Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 130 of the National Planning Policy Framework 2021.*

The current application has removed the first floor rear element from the proposal in an attempt to overcome the previous concerns.

#### Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions, the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as

whether the proposed development itself will provide satisfactory living conditions for future occupiers. There are no changes to the parking or access and therefore there are no impacts on highway safety or parking provision.

#### Design and Character and Appearance of Surrounding Area

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises is a two-storey detached property in use as a single dwelling within a relatively new housing development in the urban area of Gravesend. There is an existing attached garage towards the rear of the property, with parking to the front of the garage at the side of the house. The rear garden is triangular in shape.

The application property has not been extended; permitted development rights were removed when the development was originally approved. Therefore, the dwellings in the area have generally not been extended in any way, though there are a number of planning permissions for single storey rear extensions, including most recently for No. 9 Westwood under application 20210741.



In terms of design, the concern with the previous proposal centred around the publicly visible alterations to the main original roof of the property, in an area where the main roofs have remained untouched. As a single storey rear extension is now proposed, this will be much less visible and much more appropriate in relation to the original character and size of the property, and will ensure that this character and that of the surrounding area is safeguarded.

In relation to the newly proposed two storey front extension under the current application, this will remain subservient with a lower roofline and a matching front gable with the same front building line as the existing gable. The front extension will not detract from the character of the original property, particularly as the proposed materials will match those existing (which should be conditioned).

It is on this basis that the revised proposals are considered to have overcome previous concerns and would respect the character and appearance of the existing property and surrounding area, as required by Policy CS19 of the Core Strategy 2014.

### Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

### *Future Occupiers*

Whilst the size of the proposed accommodation itself would be acceptable for future occupiers, as a result of the extension the rear garden would be smaller than the required 100m<sup>2</sup> for a 4 bedroom property at approximately 66m<sup>2</sup>. As considered previously, this will result in a more cramped amenity space for the occupiers of the property. However, it is recognised that many of the gardens in this housing development are small for the sizes of the properties they serve, and occupiers are undoubtedly aware of this. Recent single storey rear extensions granted at other properties on Westwood have decreased the garden sizes further. When considering this context, this matter is not judged to result in a significant enough concern to warrant the refusal of the application on this basis. The proposal is therefore considered to comply with Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 and would safeguard the amenity of future occupants.

### *Neighbouring Properties*

Due to the single storey nature of the rear extension, and the proposed position between its own and No. 11's garages, the rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

In terms of the proposed front extension, due to the separation between the application property and the only affected neighbour at No. 15, and the fact that the front extension will not project any further forward than the existing front building lines, there would also not be considered to be any overshadowing, loss of light or privacy from the proposed extension.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

### **Conclusion**

The amended proposal is considered to have overcome previous concerns and will be acceptable in terms of the design and impact of the proposed extensions on the application building and the character and appearance of the surrounding area, and with regards to residential amenity matters. The proposal would therefore comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the NPPF 2021.

**Recommendation:**

Approve with conditions.

See draft Decision.

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| <b>Case Officer:</b> Katherine Parkin  | <b>Team Leader:</b> Richard Hart        |
| <b>Signed:</b><br><br><i>K. Parkin</i> | <b>Signed:</b><br><br><i>R Hart</i>     |
| <b>Dated:</b> 08/06/2022               | <b>Dated:</b> 9 <sup>th</sup> June 2022 |