

Delegated Report

Planning Application

Planning Application No: 20231127

Location: 8 Beltana Drive, Gravesend, Kent DA12 4BS

Description: Erection of a single storey rear extension, front porch extension, enlargement of the dormer extension in the rear roof slope, ~~erection of a dormer extension in the front roof slope~~ and conversion of the garage into a habitable room.

Applicant: Abdul Mahsin

Site Visit Date: 13 December 2023

Submitted Documents/Plans

Application form
Drawing no. 012001 rev 5 (existing elevations)
Drawing no. 011001 rev 5 (existing floor and roof plan)
Drawing no. 012002 rev 5 (proposed elevation)
Drawing no. 011002 rev 5 (proposed floor and roof plan)
Drawing no. 7001 rev 01 (location plan)
Drawing no. 7003 rev 01 (proposed site plan)
Drawing no. 7002 rev 01 (existing site plan)

Relevant Planning History

None relevant.

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - 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); and
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Highway Development Management Officer

The applicant should submit a car parking plan for two cars, which complies with Kent County Council guidance, in terms of SPG4 adopted car parking guidance and in particular parking bay sizes and their dropped kerb guidance in terms of parking parallel to the highway if this is the intention. A condition will suffice, and it will protect the car parking provision from future unapproved changes.

Neighbouring properties

The application has been advertised by letters to seven individual properties. Two letters of objection have been received. Main concerns raised:

- Lack of parking for a five bedroom house
- Loss of sunlight
- Loss of daylight

Officer's Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension, front porch extension, enlargement of the dormer extension in the rear roof slope and conversion of the garage into a habitable room.

The proposed rear extension will project approx. 3.6m from the rear elevation in line with the existing living room projection. It will be approx. 2.9m high with a flat roof and will provide for an extended kitchen.

The proposed front extension will infill the space between the existing garage and front bedroom and will have a flat roof to match the existing garage. This will provide for a porch.

The rear dormer will be extended by approx. 2.6m and will provide for a larger bedroom and bathroom.

The proposed garage conversion will involve the loss of the garage door and its replacement with a window. This will provide for a utility room.

Design, Character and Appearance

8 Beltana Drive is a semi detached chalet bungalow location within the urban area where the principle of development is acceptable. The surrounding properties are all chalet bungalows of two different designs. Some are semi-detached with front projections and others are linked detached with front facing gables. Of those which have a front facing gables many have side flat roof dormer windows.

The application site consists of a pair of dwellings which are similar in appearance. The proposed front extension will not extend beyond the original front wall and the roof will continue inline with the current garage. There are other similar developments in the street (no. 18) and no objection is raised to this.

The proposed rear extension is modest in depth and will infill a space between an existing extension and the side boundary. It will have a flat roof which will match the existing flat roof and, as it is to the rear, no objection is raised.

The extension to the rear dormer will not be visible from the street but will be visible from rear gardens. The dormer, although large, will leave some tiles visible to all edges and does not extend above the ridge. No objection is raised to this element of the proposal.

The garage conversion will involve the replacement of the garage door for a window. There are other examples of garage conversions within the street scene including at no. 10 and therefore no objection is raised.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Amenity

Future Occupiers

The proposed alterations will leave sufficient garden space in terms of area and depth for a property of this size.

The plans show all habitable rooms to have sufficient outlook. It is noted that ground floor side bedroom faces onto the boundary treatment which is not ideal however this is an existing situation.

Neighbouring Amenity

The proposed alterations will be located to the front and the rear. The properties to the front are a sufficient distance away to suffer no loss of amenity in terms of outlook, privacy, sunlight or daylight.

No. 6 is located to the south of the site. The proposed extension and dormer extension will be located to the opposite side of the property and will cause no detrimental impact to the amenities of this dwelling.

No. 10 is attached to the application site. The proposed extension will be located adjacent to the shared boundary with this dwelling and will be approx. 2.9m high. The rear extension will be approx. 3.6m deep which is 0.6m deeper than what could be built without requiring planning permission. It is also 0.9m high than the highest a boundary fence can be built. Any loss of sunlight, daylight or outlook from the proposed extension will be minimal compared to what could be built without planning permission and compared to the existing situation. No windows are proposed in the side and therefore there will be no loss of privacy to this neighbour.

Parking and Highways

The driveway to the front can accommodate two cars and therefore complies with Kent County Council guidance, in terms of SPG4 adopted car parking guidance. No objection is raised on highways grounds.

Conclusion

The proposed development will have no detrimental impact on the character and appearance of the street scene, amenity, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24 January 2024	Dated:	24th January 2024