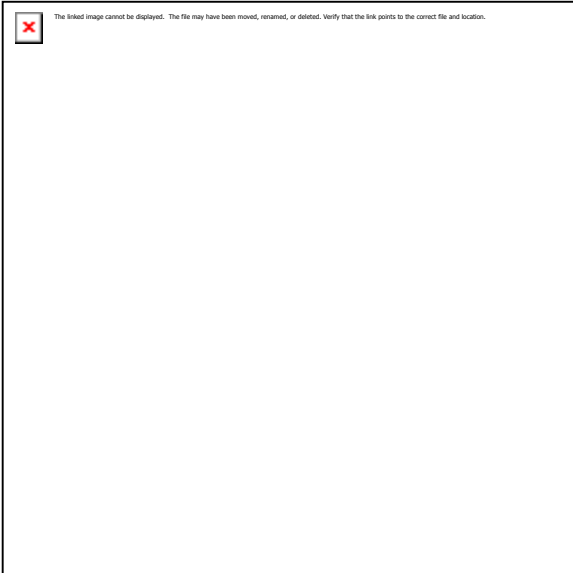




Delegated Report

Householder Planning Application

Planning Application No: 20220462

Location: 2 Westfield Close Gravesend Kent DA12 5EH

Description: Demolition of existing porch, erection of two storey side extension, extension to rear dormer and new porch.

Applicant: Mr & Mrs Hockley

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: SP-491-P-100-01 (Site Location Map);
- Drawing No: SP-491-P-100-02 (Existing/Proposed Block Plans);
- Drawing No: SP-491-P-100-02 (Existing Floor and Roof Plans);
- Drawing No: SP-491-P-100-03 (Existing Elevations);
- Drawing No: SP-491-P-100-04 (Proposed Floor and Roof Plans);
- Drawing No: SP-491-P-100-05 (Proposed Elevations);

Relevant Planning History

Reference	Description	Outcome	Decision Date
20030769	Erection of two storey side extension to form kitchen, lobby and w.c. with bedroom over.	Permitted	27.10.2003

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out 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 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

KCC - Heritage Conservation

No comments received.

GBC – Highways Officer

“The property benefits from two parking spaces which is adequate for a four bedroom property and complies with standards. However, to comply with the requirements of SPG4, a secure cycle parking space should be provided. (one cycle space per bedroom)”

Neighbouring properties

The application was advertised by way of letter to Six surrounding properties. The consultation period expired on 23rd May and no comments were received.

Analysis

Proposal

The proposal seeks the demolition of an existing porch and the erection of a two storey side extension and a new front porch.

The two side extension will project approx. 2.9m from the western elevation and will span approx. 7.4m, the

extension will be finished with a dual pitch roof which will have a maximum height of approx. 6.6m. The roof will be set down from the ridge and behind the main elevation.

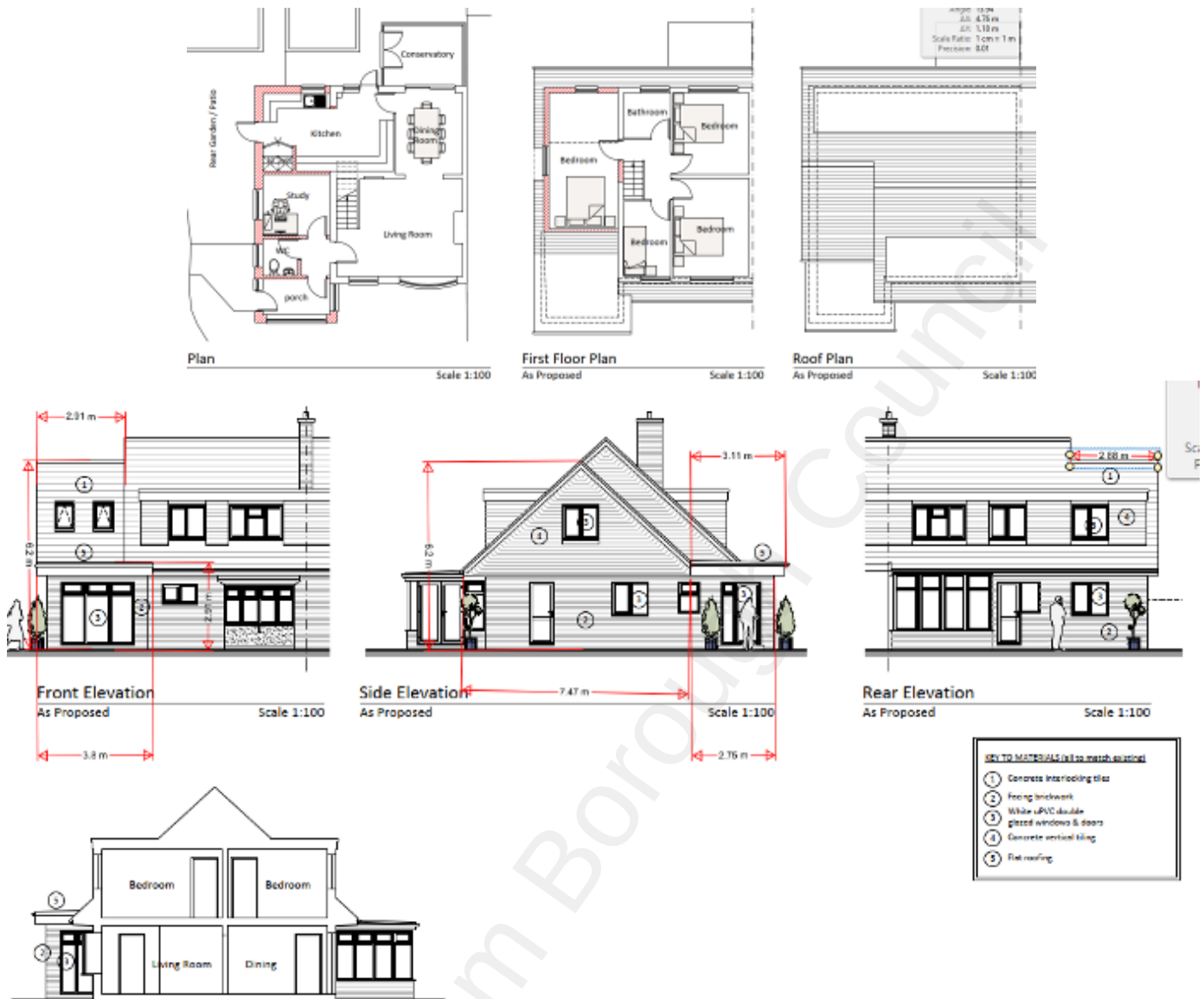
The extension will include two roof lights in the front elevation. To the side elevation there will be a door and two windows at ground floor level. The windows will serve a study and a w.c and the door will serve the kitchen. At first floor level there will be a window in the flank elevation to serve the newly formed bedroom. To the rear the dormer will be extended across into the new extension and will include a window in the rear elevation to serve the newly formed bedroom.

To the front of the house the new porch will project approx. 1.5m from the main elevation of the host dwelling and span approx. 3.8m across. The porch will be finished with a flat roof which will have a maximum height of approx. 2.9m. The porch will have a door in the western elevation to allow for access into the house and include a large window in the front elevation and a window in the eastern elevation.

Existing Plans/Elevations



Proposed Plans/Elevations



Character and Appearance

The application site is a semi detached chalet style bungalow situated on a corner plot. The site has previous planning history for a two storey side extension which was granted in 2003 however it would appear that this consent was never undertaken. The site currently has a conservatory to the rear which has most likely been constructed under permitted development and there is a porch to the side.



The proposed intends to remove the side porch and replace it with a porch situated to the front of the property which faces Hever Court Road, however the main access to the house will still front onto Westfield Close. The porch is acceptably designed and of an acceptable scale.

The two storey side extension is suitably designed, the roof profile matches that of the host dwelling, it is also set back and set below the main roof. The proposed use of materials will also compliment the host dwelling and so it will not appear as an out of character addition.

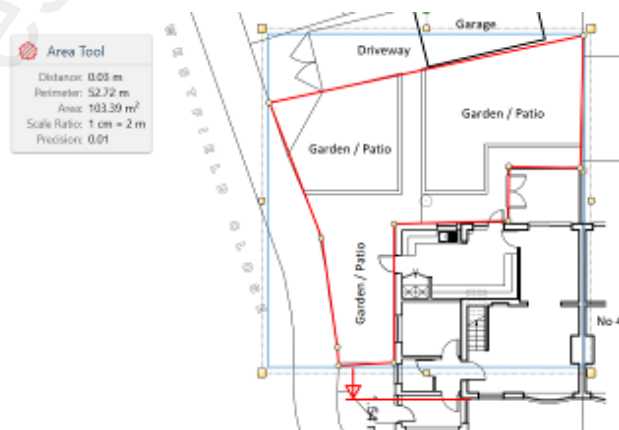
The rear dormer will be extended in terms of width and will span onto the new two storey side extension. The dormer is set within the roof space and respects the scale of the host dwelling. There is an example of a similar two storey side extension nearby which has dormers in both the front and rear elevations, this was granted consent in 2017 and so the proposal is not considered to be an out of character addition.



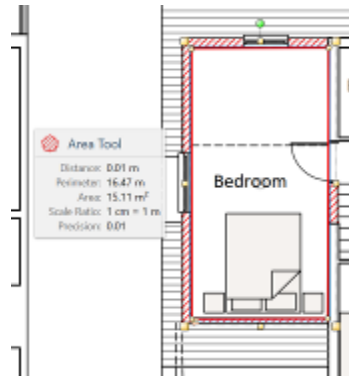
The proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the garden area is compliant with the Council's technical standards.



The new bedroom is also compliant and meets the minimum requirements of the Council's technical standards.



The proposal is considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light, outlook or privacy to the adjoining property as the works are situated to the western side and set away from the adjoining semi.

The neighbouring property known as No.1 Westfield Close is situated across the road and is not liable to suffer from any impact in terms of loss of light or outlook as the properties are situated approx. 16m apart.

In terms of privacy there is a bedroom window which will face towards this property as well as a window serving a w.c. No 1 Westfield Road currently has windows facing the application property which may serve habitable rooms. Some of the windows at first floor level are obscure glazed and may therefore serve a bathroom.



The minimum privacy distances between habitable rooms is 21m which is not the case in this instance. The window in the side elevation will be a secondary window and will not be the main source of light and fresh air so this window will be conditioned to ensure it is obscure glazed and fixed shut.

Parking and Highways

The proposal will result in requirement for two parking spaces and it is considered that there is adequate off road parking to accommodate this requirement as per the highways officer's comments.

Conclusion & Recommendation

The proposal has been fully considered and 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:	9th June 2022	Dated:	10th June 2022