



Delegated Report

Householder Planning Application

Application No:	20220729
Location:	8 Orchard Avenue, Gravesend, Kent, DA11 7NX
Description:	Erection of a two storey and part single storey rear extension.
Applicant:	Mr D Nirwan
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 01/07/2022;
Drawing no. S01 - P.1 - Existing Site Location and Block Plans;
Drawing no. S02 - P.1 - Proposed Block Plan;
Drawing no. S03 - P.1 - Existing Plans and Elevations;
Drawing no. S04 - P.1 - Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
19830068	Erection of two storey side extension to form dining room with bedroom over	PERMITTED	14.03.1983

Plan Note

The plans are incorrect and fail to show the two new flank windows on the western elevation. If the Local Planning Authority were looking to support the application the agent would have been contacted to address this issue.

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
- Technical Housing Standards - Nationally Described Space Standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

Five surrounding properties were consulted and one representation was received. The neighbour registered objection to the development and raised the following considerations, which have been separated into material and non-material planning considerations:

(Please note only the material planning considerations are relevant to this decision)

Material Planning Considerations:

- Overlooking / Loss of Privacy

Non-Material Planning Considerations:

- Damage to property through damp

In addition, the representation commented on legality and requirements of setting in distances, as well as new flank windows. These are no planning considerations.

The consultation period expired 26th July 2022.

Officer's Analysis

8 Orchard Avenue is a detached two storey dwelling located on the northern side of the highway. The property benefits from a large garden and a hard-paved frontage used for off-street parking. There is an existing lean-to structure surrounding the property, a shed and an outbuilding in the garden.



This application proposes the erection of a two storey and part single storey rear/side extension. The two storey rear extension will comprise of two gable projections, in an M shaped roof form, and the rear extension will have a flat roof. The dimensions of the extensions are as follows:

Two Storey Rear

- Depth - 5.15m
- Width - 10.05m
- Height (max) - 6.9m
- Height (eave) - 5m

Single Storey Rear

- Depth - 1m
- Width - 12.9m
- Height - 3.1m

Existing Elevations



Proposed Elevations



The development will create space at ground floor for an open plan living/kitchen, a utility room and an office/games room. There will be bifold doors out onto the garden, with three new rear facing windows. At first floor level space will be created for an enlarged family bathroom, an additional ensuite bedroom and a new ensuite. There will be two new flank windows on the western elevation (serving bathrooms) and three rear windows.

As part of the development the lean-to structure and shed will be demolished.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the

character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address two storey extensions, stating that care should be taken to the scale of the extension to avoid dominance of existing property and an overdeveloped appearance, whilst incorporating similar roof designs to not overwhelm the main property.

In this case the extension is large and will dominate the property by almost doubling the depth at two storey. It is noted that the extension is subservient in height, however it is not subordinate in terms of scale.



As demonstrated in the images above the rear extension is a large and bulky addition, which is disproportionate to the scale of the original dwelling. It is full width at two storey which adds to the overall perceived bulk, by failing to break up the façade. Moreover, the double gable M shaped roof design fails to relate to the character of the property or the wider context in terms of design, scale and massing, but serves to create the perception of a top heavy and overbearing addition that serves to unbalance the property.

Overall, the proposed rear extension is a disproportionate, bulky addition that fails to respect the character of the property. The extension is not subordinate and dominates the original dwelling contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. A representation was received from a neighbour that expressed concern with overlooking from the two new flank windows, however these windows would serve a bathroom and ensuite. If the Local Planning Authority were minded to permit the development, conditions would ensure that windows serving bathrooms are obscure glazed which would safeguard privacy of neighbouring properties. The other flank window are existing and as such would not alter the privacy of the adjoining neighbour.

Overall, the proposed extensions would safeguard 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. The driveway has sufficient space to accommodate vehicles in accordance with Gravesham's adopted parking guidance (SPG4) (2006).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The rear extension is a disproportionate, bulky addition that fails to respect the character of the property, is not subordinate or subservient and dominates the original dwelling. As such the proposal is contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd August 2022	Dated:	24th August 2022