



Delegated Report

Householder Planning Application

Application No:	20211244
Location:	The Orchards, 23 Watling Street, Gravesend, Kent, DA11 7NU
Description:	Demolition of existing garage, front porch and single storey extension, and erection of new front bay, porch and part two storey, part single storey rear and side extension. Conversion of loft to habitable room with rear dormer and skylight windows to front roof slope.
Applicant:	Mrs G Kaur
Site Visit:	8th June 2021

Submitted Documents/Plans

Application Form - dated 15/04/2021;
Drawing no. 1121.WD.01 - Existing Floor Plans;
Drawing no. 1121.WD.02A - Location Plan with Existing and Proposed Site Plans;
Drawing no. 1121.WD.03H - Proposed Floor Plans;
Drawing no. 1121.WD.04E - Proposed Second Floor Plan;
Drawing no. 1121.WD.05 - Existing Front and Rear Elevations;
Drawing no. 1121.WD.06 - Existing Side Elevations
Drawing no. 1121.WD.07E - Proposed Front and Rear Elevations;
Drawing no. 1121.WD.08C - Proposed Side Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20210480	Demolition of existing garage, front porch and single storey extension, and erection of new front bay, porch and part two storey, part single storey rear and side extension.	REFUSED BUT ALLOWED ON APPEAL	11.06.2021
20200776	Erection of single storey rear extension, two storey side extension to replace existing detached garage.	PERMITTED	15.10.2020

Note - The applicant applied for pre-application advice in order to address the reason for refusal attached to application ref. 20210480. After discussions and negotiation a new application has been submitted.

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)
- Householder Extensions/Alterations Design Guide SPD (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 the proposed works will have a significant archaeological impact and have no further comments to make in this case.

GBC - Highways Officer - I have no objections, there is adequate space on the drive to meet car parking provision guidance.

Neighbouring properties

A notice was displayed on site 12th October 2021.

In addition, three surrounding properties were consulted and eleven representations were received. All representations received registered support for the application.

The consultation period expired 5th November 2021.

Preliminary Matters

A similar application was submitted and refused in 2021 (ref. 20210480). The application proposed the “demolition of existing garage, front porch and single storey extension, and erection of new front bay, porch

and part two storey, part single storey rear and side extension". The Local Planning Authority refused the application on the following ground:

1. *The development hereby proposed is overdevelopment which is both bulky and disproportionate, fails to respect the character or appearance of the dwelling and is poor design. Therefore it is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2019).*

In order to be granted permission, this application must be considered to overcome the previous reason for refusal.

Officer's Analysis

The Orchards is a detached two storey property located on the northern side of Watling Street. The property is characterised by a two storey front gable and two storey bay windows. It has a part landscaped, part paved frontage with a detached garage on the western boundary.



The dwelling has not previously been extended, but has a complex arrangement at the rear including a balcony along with two single storey pitched roof projections. Additionally, the garden is stepped down from east-west.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

The application proposes the demolition of the garage, porch and single storey side extension and the erection of a new front bay, porch and part two storey, part single storey rear and side extension, and the construction of a dormer into the rear roof slope. While the proposed extensions are similar to the previously refused application, the design has been altered to reduce size, reduce perceived bulk and improve the appearance of the extended dwelling. The dimensions of the existing and proposed properties are listed in the table below:

		Existing	Proposed	Difference
Depth	(excl. rear projection)	8.95m	11.95m	+3m
	(incl. rear projection)	11.15m	16.95m	+5.8m
Width		9.65m	12.5m	+2.85m
Height (max)		8.55m	9.1m	+0.55m
Height (eave)		5.5m	5.5m	N/A

To construct the two storey extensions the ridge height of the property will be increased. This has removed the large flat roof element, which was considered previously to be bulky and poor design. In addition, the front gable height has been reduced to be subservient and a pitched roof has been included on the smaller eastern bay window projection. Lastly, the depth of the single storey rear extension has also been reduced.

The screenshots below demonstrate the visual increase to the property:



The extended dwelling will be finished in white render, similar to the existing property. The gable and bay projections echo the original features at the front of the property, and although larger adopt a modern design, which is considered visually attractive.

The development will create space at ground floor for an additional lounge, a large open plan kitchen/diner/family room space, an additional kitchen/utility room and a larger bathroom. The kitchen/diner/family room will have access to the garden through bifold doors and will have additional light from a roof lantern. There are two rear windows and one flank door from the utility. The new flank window

serves the bathroom.

At first floor there is space for an additional bedroom, with an ensuite and walk-in wardrobe. The remaining three bedrooms are enlarged, as is the family bathroom. Lastly, at second floor there is a fifth bedroom with an ensuite, as well as a walk in wardrobe. There are four velux windows within the roof slope to provide additional light in to the rooms, as well as two rear facing windows in the dormer.

Overall, the proposed extensions have been amended to reduce the size and bulk, are more proportionate, subservient and are better design. The previous application was refused on design grounds and the revised design is considered to have overcome the reasons for refusal. As such, the development hereby proposed is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed extension provides acceptable living conditions that safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The rooms accord with Gravesham's Residential Layout Guidelines (RLG) (revised 2020) and all habitable rooms are served by windows for natural lighting. Moreover, the garden space (excluding the driveway) has an approximate depth of 41m and an area of 660m² (approx.) which complies with the RLG.

Neighbouring Amenity

The extension will not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure.

There were concerns regarding loss of light for the neighbour at no.25 Watling Street. The neighbour has a large flank window which would potentially be overshadowed by the extension. However, the window serves the landing and is not habitable and therefore no loss of light will be caused by the development.

Three neighbouring properties were consulted and no objections were received. Even if any objection had been received it would have been unlikely to raise any new material planning considerations which would warrant amendments to the application or change the decision.

The application is considered to 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 loss of the existing garage as part of the development is not detrimental to the off street parking provision as the driveway has sufficient space to accommodate at least three vehicles in accordance with Kent County Council parking standards (SPG4).

Conclusion

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

The revised design is considered to have overcome the issues in the reasons for refusal on the previous application. The scale and bulk of the extension have been reduced, the large flat roof section has been removed and the extensions echo original design features on the host dwelling. There will be no harm caused to the amenity of future occupiers or neighbouring properties, and the development accords with highway policy.

Therefore, it is recommended that the development is granted planning permission.

Recommendation

Permission - subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	1 st December 2021	Dated:	2nd December 2021