

Delegated Report

Householder Planning Application

Planning Application No: 20240515

Location: 103 Jubilee Crescent Gravesend Kent DA12 4JQ

Description: Demolition of existing storage buildings and erection of a two storey side extension, to form kitchen, family room, WC, bedroom and en-suite.

Applicant: Mr Stanley Mushawatu

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing SM/01 (Site Location Map)
- Drawing SM/02 (Existing/Proposed Block Plan)
- Drawing SM/03 (Existing Plans and Elevations)
- Drawing SM/04 (Proposed Ground Floor Plan)
- Drawing SM/05 (Proposed First Floor Plan)
- Drawing SM/06 (Proposed Front Elevation)
- Drawing SM/07 (Proposed Rear Elevation)
- Drawing SM/08 (Proposed Side Elevation)

Relevant Planning History

No relevant planning history.

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

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

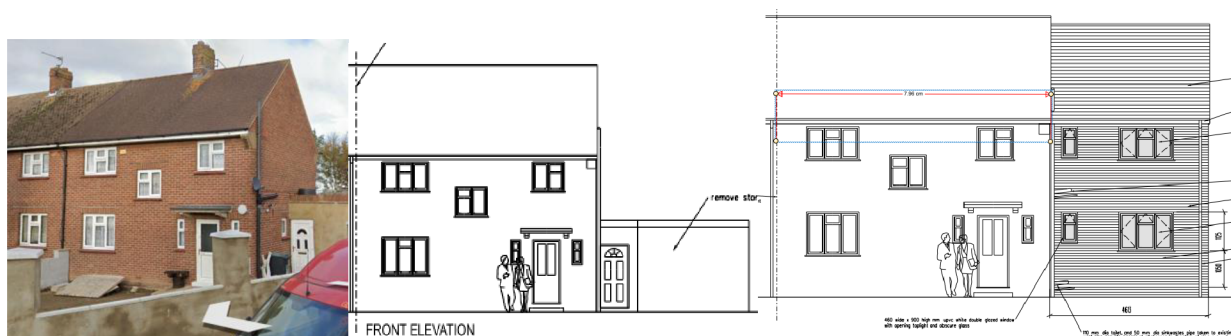
Neighbouring properties

The application was advertised by way of letters to 16 surrounding properties. The consultation period expired on 02.07.2024 and no comments were received.

Analysis

Procedural Matters

It is noted that the application property has a chimney, this has not been shown on the existing or proposed plans.



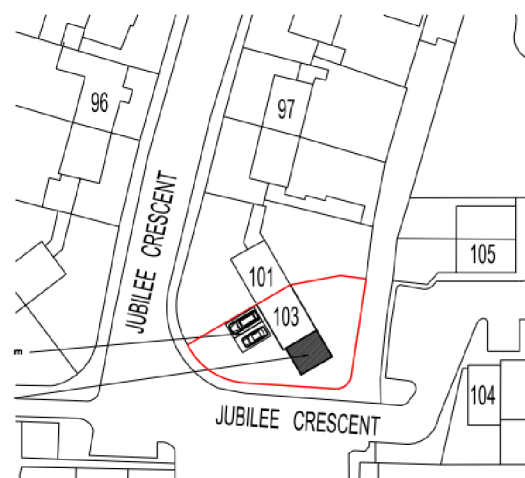
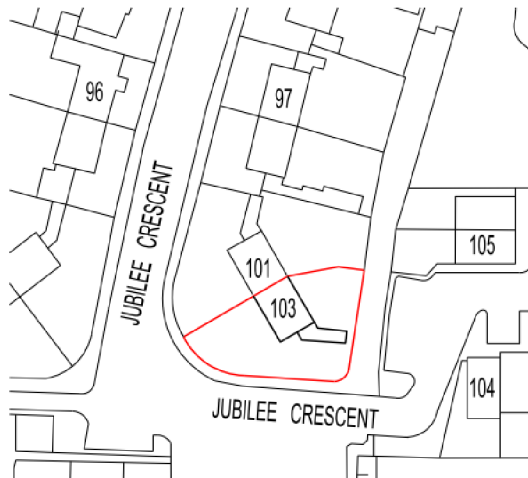
The proposal also shows two parking space on the property frontage, however there are no details provided on the application form, nor is this included in the description.

Proposal

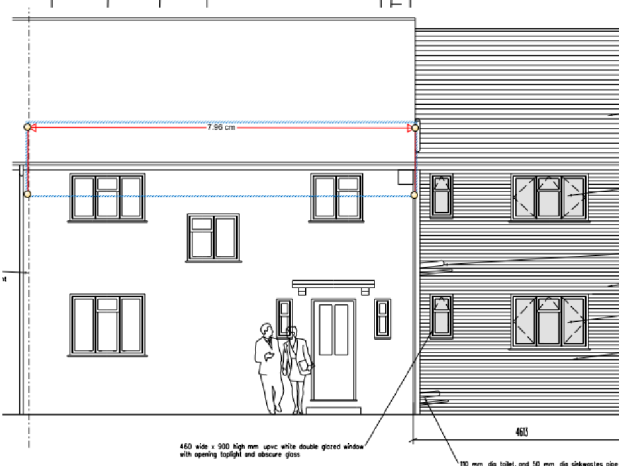
The proposal seeks to demolish the existing storage buildings and erect a two storey side extension, to form an additional kitchen, family room, WC, bedroom and en-suite.

Existing

Proposed

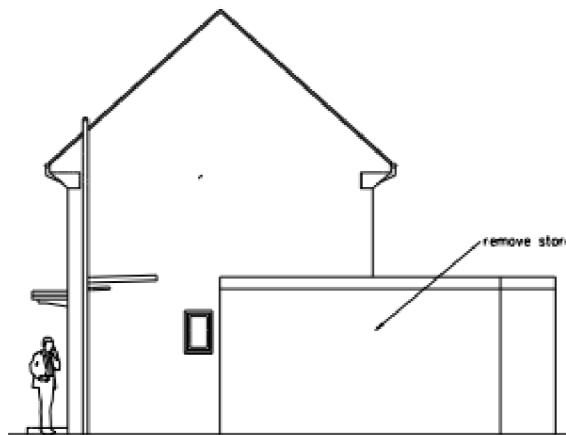


FRONT ELEVATION

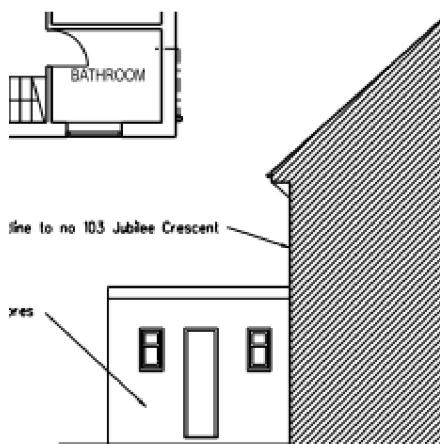
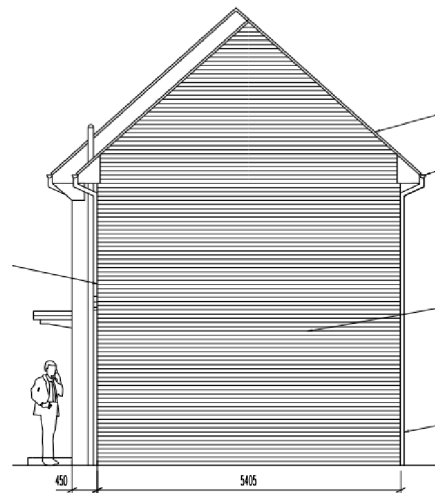


REAR ELEVATION

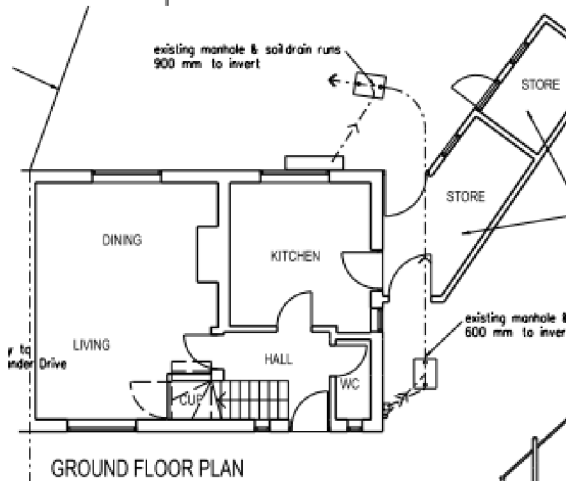




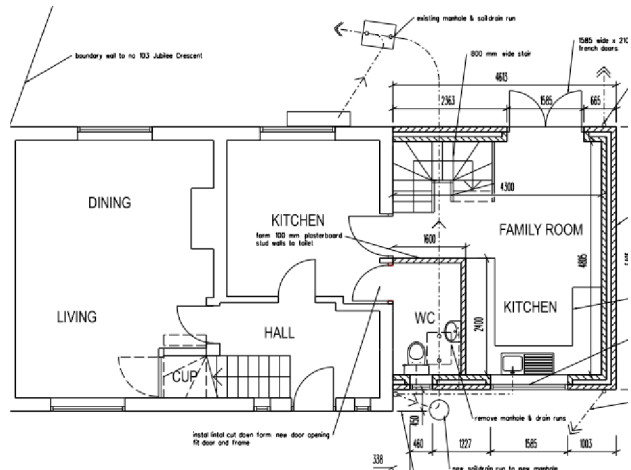
SIDE ELEVATION FACING BOUNDARY

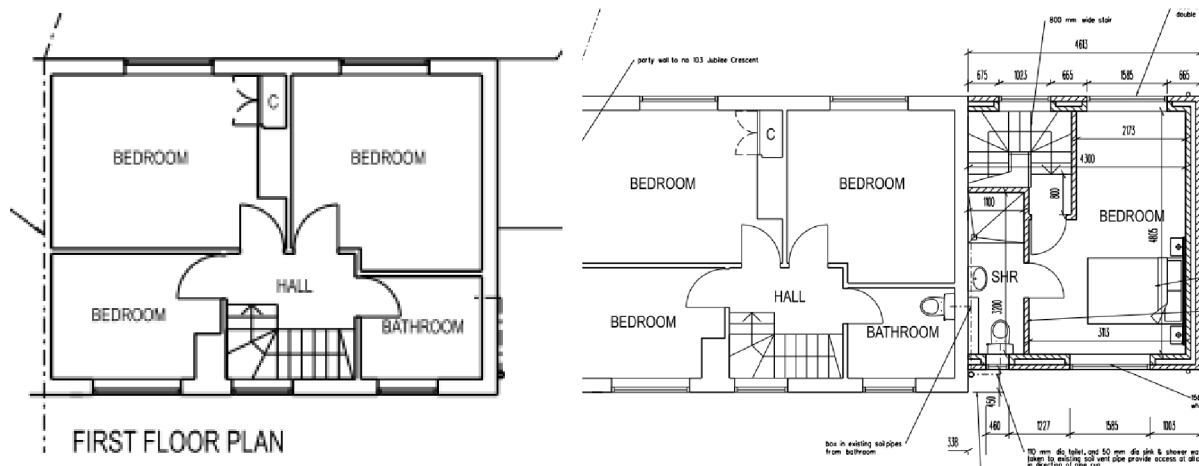


SIDE ELEVATION TO No 101 JUBILEE CRESCENT



GROUND FLOOR PLAN





Character and Appearance

The application site is a two storey semi detached house situated on an irregular shaped plot within an urban estate. At present the property has a single storey side and rear projection which will be removed to facilitate the proposed two storey side extension. The single storey side projection which accommodates storage is a common feature in these semi's and would have been an original feature of the dwelling.

103 Jubilee Crescent is situated on a prominent corner plot, therefore any proposed extension should be designed sympathetically as it will play a significant role on the wider character and appearance of the area. The semi detached properties on the corner plots in this area all mirror each other and are an important feature of the wider character of Jubilee Crescent.



The proposed two storey side extension will span 4.6m, the width of original dwelling is 7.9m, post development it will span a total of 12.5m. The Council's adopted design guidance states:

Width: Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.

The proposed extension would have an extensive unbalancing effect on this semi as the extension is more than half the width of the original dwelling which represents over development of the site. The extension will appear as an additional dwelling due to its extensive scale and this is harmful to the character of the host dwelling and will disrupt the character of the semi in which it is situated.



There are a number of semi detached properties within the vicinity, however there are no other examples of two storey side extensions. It is considered an extension of this scale is harmful to the wider character of the area and unacceptable.

In a similarly refused application for a two storey side extension which was subsequently appealed and dismissed by the planning inspector (Reference 2024/00008/REF - See Appendix 1) the planning inspector stated of the two storey side extension:

“given its overall size, it would have an appearance of an additional dwelling attached to the host property, rather than appearing as an extension to the existing dwelling house.”

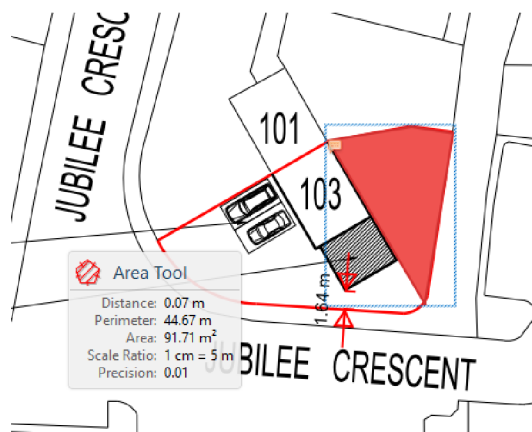
It is also noted that the extension will have a separate staircase leading to the first floor and there will not be any connecting doors at first floor level between the main dwelling and the extension. Whilst this potentially lends itself to future subdivision of the property, this is not something which will be investigated further as this proposal is not being supported by the local planning authority.

The two-storey side extension represents disproportionate development that would unbalance the semi in which it is situated, furthermore it will result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling and wider street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014),

and Section 12 of the National Planning Policy Framework (NPPF) (2023 and SPD4 - Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The resultant garden space has been calculated as 91sqm



The side garden has not been included in this calculation as this garden area would not have any privacy as the dwelling is situated on a prominent corner plot.



The council's adopted design guidance states:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

This is marginally below the council's technical standards, however as it is not a significant shortfall a refusal is not considered balance on this basis.

The proposed bedroom is compliant with the nationally described space standards, and there is sufficient light and outlook to this room.

The proposal is therefore considered to safeguard future occupant amenity.

Neighbouring Amenity

The proposed development will not have an impact on the adjoining semi as the proposed development is situated on the flank elevation of No.103. There are no windows proposed in the flank elevation which would impact the flats situated at Church view court, if permission was forthcoming a condition would have been imposed to prevent any further openings from being created without prior planning permission.

Parking and Highways

The proposed block plan shows two parking spaces to the front of the property, however there are no details on this in the application.

There is adequate frontage to meet the requirements of the development in terms of parking, however if the application was to be supported then details would have been sought in terms of the proposed landscaping to the property frontage.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below ground:

The two-storey side extension represents disproportionate development that would unbalance the semi in which it is situated, furthermore it will result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling and wider street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023 and SPD4 - Householder Alterations and Extensions Guidance 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	09.08.2024	Dated:	9th August 2024