



Delegated Report

Householder Planning Application

Application No:	20211355
Location:	345 Wrotham Road, Istead Rise, Gravesend, Kent, DA13 9EF
Description:	Erection of a first floor extension over the existing garage.
Applicant:	Mr Robert Healy
Site Visit:	05/11/2021

Submitted Documents/Plans

Application Form - dated 31/10/2021;
Drawing No. BH/01 - Existing Site Location and Block Plans (Existing and Proposed);
Drawing No. BH/02 - Existing Front and Rear Elevations (of both 343 & 345 Wrotham Road);
Drawing No. BH/03A - Proposed Front and Rear Elevations (of both 343 & 345 Wrotham Road);
Drawing No. BH/04 - Existing Ground Floor Plan;
Drawing No. BH/05 - Existing Elevations and Section;
Drawing No. BH/06A - Proposed Ground Floor Plan;
Drawing No. BH/07A - Proposed First Floor Plan;
Drawing No. BH/08A - Proposed Front Elevation;
Drawing No. BH/09 - Proposed Rear Elevation;
Drawing No. BH/10A - Proposed Side Elevation;
Drawing No. BH/11 - Section; and
Drawing No. BH/12 - Proposed Second Floor Plan.

Relevant Planning History

Application No.	Description	Status	Decision
20211002	Erection of a first floor extension to detached garage and conversion of garage to habitable rooms.	REFUSED	30.09.2021
20070719	Construction of new pitched roof to replace existing flat roof on garage and erection of new 1.8m high front boundary wall topped with railings incorporating metal entrance gates.	PERMITTED	17.09.2007
19950722	Erection of single storey front extension to form enlarged kitchen and enlarged porch.	PERMITTED	02.01.1996
19870922	Erection of a single storey front extension to form enlarged living room enlarged kitchen and enlarged hall	PERMITTED	24.11.1987

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

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- T1 - Impact of Development

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);
- Gravesham Householder Extension/Alteration Design Guidance SPD (2021);
- Gravesham Landscape Character Assessment (2009).

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 will have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC - Highways Officer - I have no objections to this proposal, whilst the available space in the garage is reduced, there is adequate space on the drive to comply with current car parking guidance for a residential property. However, the use of the first floor space should be restricted to office use only and be ancillary to the occupation of the main dwelling, to avoid the requirement of providing car parking for a business use.

Neighbouring properties

A notice was displayed on site 5th November 2021.

In addition, eight surrounding properties were consulted and no representations were received. The consultation period expired 3rd December 2021.

Procedural Note

The garage proposed for extension is shared with the adjacent dwelling no. 343 Wrotham Road. The neighbouring property has a similar proposal submitted for a first floor extension above the garage (ref. 20211356). Although similar, these applications have not being submitted as a joint application. However, this report does reference the other application at no. 343 Wrotham Road.

Preliminary Matters

A similar application was submitted and refused in 2021 (ref. 20211002). The application proposed the “erection of a first floor extension to detached garage and conversion of garage to habitable rooms”. The Local Planning Authority refused the application on the following grounds:

- 1. The first floor extension proposed in order to facilitate the conversion of the garage into habitable rooms or annexe results in a design feature out of character with the surrounding area whilst domesticizing a building that is considerably smaller than surrounding dwellings therefore resulting in an incongruous form of development contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.*
- 2. The proposed garage conversion/annexe, by virtue of its internal floor space, will result in a cramped form of development with limited outlook and daylight to the main living area on the ground floor, caused by facing onto a car parking area, resulting in oppressive living accommodation for the occupants and therefore conflicts with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.*

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

Officer's Analysis

345 Wrotham Road is a large detached two storey property, located on the western side of the highway. The property has a detached pitched roof double garage and a large driveway.



The property forms one of a pair of matching dwellings constructed in the 1970s, with a shared access and attached double garages which form the basis of this planning application (as aforementioned in procedural note above).

Proposal

This application proposes the erection of a first floor extension to the detached garage and the conversion of the first floor to be used as an office and wc. The loft area of the extended garage would be used for storage. There will be no material change to the ground floor with the garage use, the garage door and

other fenestration remaining unchanged. The works proposed will increase the ridge height by 2.45m, whilst introducing front, rear and side windows at first floor level. In addition, the loft area at second floor will be used as a store.

The current proposal is not materially different to the previously refused application (20211002) in terms of scale or height of the extension. The changes are to the function of the extended garage and the retention of the garage door. The current proposal will not operate as an annexe with primary living accommodation, but instead function as a garage and home office.

Design, Character and Appearance

The extension to the garage hereby proposed increases the ridge height of the structure over and above the existing to a height of 7.16m. Although the garage door will be retained as part of this development, the increase in height and introduction of a first floor window will change the character of the garage (as demonstrated in the comparative screenshots below).

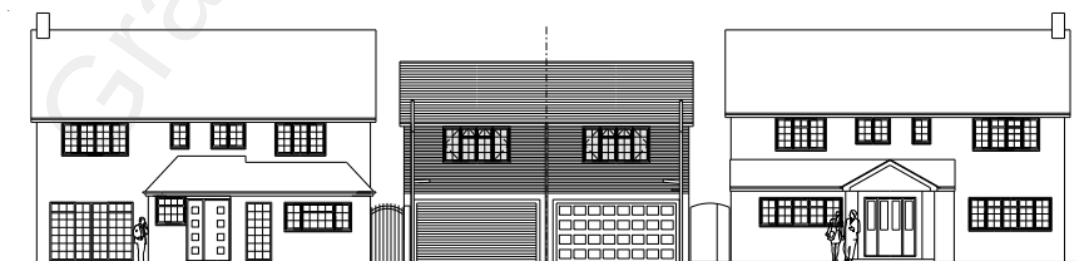
Existing Elevation



Proposed Elevation



The upward extension of the garage will have a domesticating effect on the building by introducing a window at first floor, but also conflict with the main dwelling and established pattern within the street scene. When considered with the upward extension proposed above the connected garage of the neighbour the building will be the size of a small detached dwelling, however would be out of scale with the surrounding larger detached properties on Wrotham Road. Moreover, when viewed alongside nos. 345 and 343 Wrotham Road the extended garages will seem a cramped form of development compared with the more established, larger gaps between properties within the street scene.



As demonstrated in the screenshot above of both extensions, the extended garages will be disproportionate in scale and cramped between the two established dwellings, close the gap within the street scene and is poor design, harmful to the street scene.

Therefore, the first floor extension to the garage hereby proposed will result in a cramped form of development which conflicts with the host dwelling, is incongruous in design and is harmful to the character and appearance of the street scene. As such the development is considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal will not impact on the amenity of existing or future occupiers. The w.c. and office created at first floor are in accordance with Gravesham's Residential Layout Guidelines (RLG) (2020). In addition, the garden of the property will not be reduced as part of this development.

As such, the development is considered safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The extension to the garage hereby proposed is not considered to impact on the amenity of any surrounding properties in terms of loss of light, outlook or sense of enclosure. In term so of overlooking, even though the development will introduce new windows at first floor level these are not considered to impact on the private amenity space of surrounding properties given the existing position and views from windows of the main property.

As such, the proposed garage extension will safeguard the amenity of surrounding 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 existing double garage will be retained for vehicular parking and the property benefits from a large driveway. Therefore the parking provision is in accordance with Kent County Council's parking standards (SPG2) (2006) and the development complies with highway policy.

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being inset from the Green Belt, the property is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes.

There is not considered to be any detrimental impact on the Landscape Character Area as the property is within the rural settlement.

Conclusion

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

The extension to the garage is not considered to have overcome the first reason for refusal attached to planning refusal 2021102, and the design of the extended garage remains incongruous, out of character and disproportionate. As such, it is recommended that planning permission is refused.

Recommendation

Refusal

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9 th January 2022	Dated:	10 January 2021