



Delegated Report

Application No:	20211382
Location:	28 Coutts Avenue, Shorne, Gravesend DA12 3HJ
Description:	Demolition of garage and sun lounge and erection of a two storey front extension incorporating new integrated garage, alterations and raising of the roof, erection of rear dormer windows to create habitable rooms on first floor, erection of a single storey rear extension, creation of new vehicular access and laying of hardstanding.
Applicant:	Mr T King
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 17 November 2021.

Drawing no. 001 (existing floor plans) received 8 November 2021.

Drawing no. 002 (existing north and south elevations) received 8 November 2021.

Drawing no. 003 (existing east and west elevations) received 8 November 2021.

Drawing no. 004 (proposed floorplans) received 11 November 2021.

Drawing no. 005 (proposed elevations) received 8 November 2021.

Drawing no. 006 (existing roof plan) received 8 November 2021.

Drawing no. 007 (proposed roof plan) received 8 November 2021.

Drawing no. 008 (proposed site plan) received 8 November 2021.

Drawing no. 009 (site location plan) received 11 November 2021.

Drawing no. 010 (proposed parking plan) received 11 November 2021.

Drawing no. 011 (existing block plan) received 11 November 2021.

Drawing no. 012 (proposed block plan) received 11 November 2021.

Relevant Planning History

20190870	Outline Application with Some Matters Reserved for the demolition of existing garage, and erection of 2no. three bedroom houses each vehicular access.	PER	16.10.2019
19780744	Erection of a single storey extension at the side of the	PER	22.11.1978

dwelling to form a utility room and
the extension of an existing
detached garage to form a store

19550053

Erection of bungalow

PER

01.06.1956

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards

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)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Dickens' Country Protection Society

In the Society's view the site of the bungalow was compromised by the granting of planning consent for application GR/2019/0870 and this proposal results in poor quality over-development with inadequate amenity land.

Shorne Parish Council

This property is an existing chalet bungalow, similar in style to others in the area which have fully

hipped roofs. It has had small front and rear box dormer loft conversions, one small side dormer set towards the back of the roof providing a storage area, and a ground floor rear extension. The existing deep, double plot is being subdivided through demolition of the existing garage.

The Design and Access statement for the previous permitted application Ref 20190870 refers to “retention of the existing three-bedroom dwelling on site” and that 28 and 28A will be mirror images, so any consent for No 28 will inform the design of No 28A. On the revised proposed block plan as permitted, numbers 28 (this property) and 28A (new 3-bedroom property) were shown with their identical layouts smaller at the front than at the back and in line with the building line of the neighbouring property at No. 26 which is itself forward of that of No 30.

This proposal however is for a larger 4-bedroom, double-fronted house that comes forward of the building line and is of a style that is out of keeping with other properties in the area.

The Parish Council **OBJECTS** to this application with the following reasons/comments:

- The application constitutes overdevelopment of the site and will result in a cramped form of development with very low amount of amenity space.
- The proposed style will be out of character with the immediate area, detrimental to the street scene and would set an undesirable precedent.
- The proposed extensions come forward of the building line of No 26 and this will be an even greater difference to the building line of No 30.
- The proposed front dormer should be reduced in height so as to show subsidiarity to the main roof.
- The outline comparison is misleading as the proposed dwelling will be of much greater bulk and depth than the existing property.
- The parking proposal has a wider crossover than presently, which would compromise parking in an area where the roadway is narrow and on-street parking is difficult and competitive.
- The parking spaces are smaller than standard guidance being less than 5m long, and space 3 does not leave room for opening the garage door.
- The parking layout shows that a vehicle parked perpendicular to the street could block access to the other two spaces.
- The property will have a very small rear garden and private amenity space, much smaller than commonly found in the area. We suggest that property 28B might be relocated on its much larger plot to allow longer gardens for 28 and 28A.

The Parish Council considers that layout changes and renovation of the existing property would provide a suitable three-bedroom dwelling as originally intended and permitted.

However, if this application is to be permitted, conversion of the garage to residential accommodation should be prevented by Condition. The hardstanding should be permeable and not allow water to drain onto the roadway.

KCC Heritage

The site lies in an area of multi-period archaeological potential. However, I consider it unlikely that the proposed works will have a significant below-ground archaeological impact at this location and have no further comments to make in this case.

Highway Development Management Officer

A four bedroom dwelling in a rural area requires a minimum of 2 parking spaces to conform to the guidance issued by Kent County Council, the highway authority and this proposal achieves this, although some adjustment may be required to meet adopted car parking spaces which is 2.5m x 5m.

The issue is the two additional parking spaces in front of and parallel with the front of the property. Access to these is restricted and may not be possible, tracked/swept path drawings should be submitted demonstrating the manoeuvres of access and egress without encroaching on the neighbouring parking space. Alternatively, the car parking should be turned 90° so it is perpendicular to the highway and served by an extended carriage crossover, or it can be deleted.

The increase in one bedroom, results in the requirement to provide secure parking for one cycle and ideally suitable provision should be made by providing suitable cables to support a future electric vehicle charging point.

Neighbouring properties

The application has been advertised by individual letters to eight properties. No letters of representation have been received.

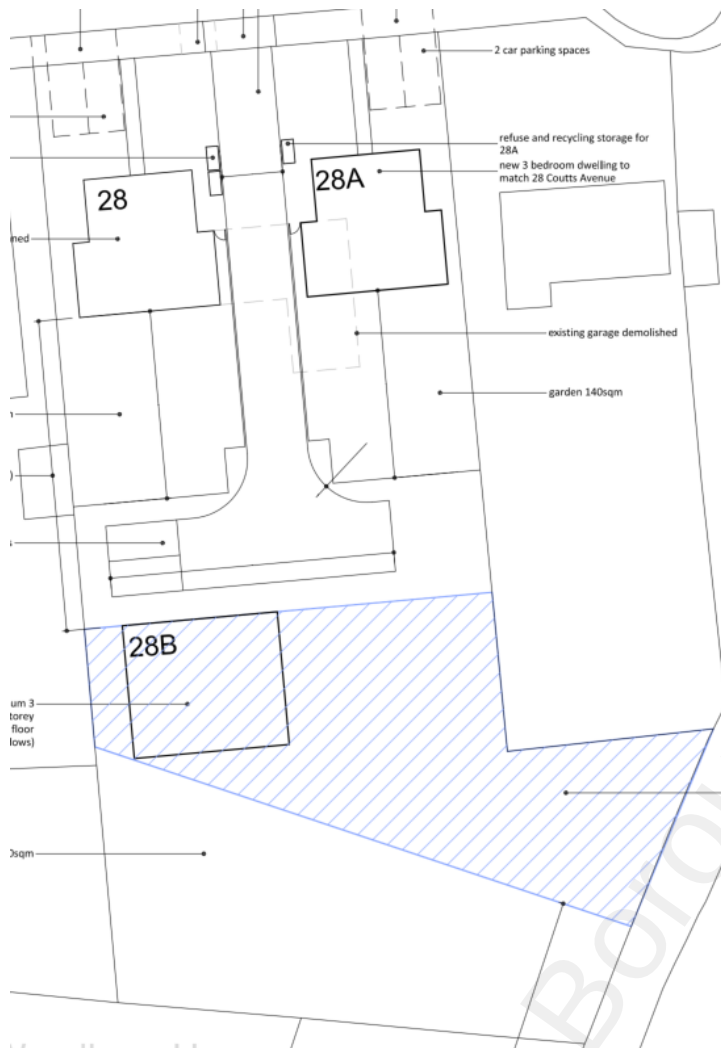
Analysis

Proposal

Demolition of garage and sun lounge and erection of a two storey front extension incorporating new integrated garage, alterations and raising of the roof, erection of rear dormer windows to create habitable rooms on first floor, erection of a single storey rear extension, creation of new vehicular access and laying of hardstanding. The alterations will result in a two storey dwelling with a barn-hipped/mansard roof and front projecting dormer. To the rear will be a dual pitched roof. The single storey rear extension will project approx. 3.1m. Internally there will be a garage, utility, lounge, study, WC and kitchen diner at ground floor and four bedrooms, bathroom and en-suite at first floor.

Background

Outline permission was granted for demolition of existing garage, and erection of 2no. three bedroom houses each vehicular access under reference 20190870 and the site layout can be seen below:



Character and Appearance

The application site is located within a rural settlement and within the Higham Arable Farmlands Landscape Character Area. The road slopes down to the north and the properties are predominantly chalet bungalows which have no particular uniformity. There have been various additions to neighbouring properties over the years. Most have low boundary treatments to the front and off road parking.

The existing dwelling differs in appearance from its neighbours due to its high pitch and detached nature, as well as, its front and side facing dormers. The proposed alterations will leave little of the original house remaining. The front extensions will bring the property closer to the road by approx. 1.5m at most. It is noted that the Parish Council have raised objection to the property moving closer to the road and interrupting the building line, however there is not a strong building line in this location that forms a local character and no objection is raised to this relatively minor front projection. The Parish Council also raise objection to the alterations in terms of design as the Design and Access Statement of the outline application for two additional houses stated that the design of the new houses would mirror the application site. Whilst this may be the case, that application was in outline and 'appearance' was a reserved matter. No condition was imposed to dictate the design of the new dwellings and no reserved matters have been submitted to date.

The majority of the dwellings in the street scene are chalet bungalows with various roof additions. The proposed extensions will result in a chalet bungalow with a barn hipped roof and a mansard sloping to the front. Within the mansard will be a pitched roof dormer. The top of the dormer roof

does not extend further than the ridge of the main roof. In terms of design, whilst differing from other dwellings in the street, the dwelling is essentially still a chalet bungalow and there is no strong uniform character.

The new front parking area will result in a large area of hardstanding. The driveway to the front is currently large with a hedge to the front and planting to the side and a lawned front garden. The hedge to the front is to be retained and a planter to the western side. Whilst it would be preferable to retain more soft landscaping it is a balance between providing accessible parking and biodiversity. On balance, it is considered that the hedge to the front and planter is sufficient in terms of softening the development within this rural location and a condition is recommended to ensure that this is implemented and maintained.

The design is considered to conserve the character of the local built environment and therefore accords with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The site is located within the Higham Arable Farmlands where the guidelines are to restore and create. The proposed alterations to the existing dwelling are contained within the curtilage of the dwelling which has development all around. The alterations are not considered to negatively impact on the surrounding landscape character and therefore accord with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The single storey rear extension will reduce the overall size of the rear garden. It will however retain a depth of 10m and an area of approx. 113sqm in area. The adopted residential standards require a minimum of 100sqm for a four bedroom property and therefore this is met. In order to ensure the retention of adequate garden space a condition is recommended to remove permitted development rights for outbuildings. All the rooms contain sufficient outlook, daylight and privacy. The rear garden is south facing and therefore no concerns are raised in terms of loss of sunlight.

Neighbouring Amenity

The proposed front extensions are minimal in depth and a suitable distance away from neighbouring properties to cause no concerns regarding loss of outlook, daylight or sunlight. No windows apart from an en-suite window are proposed in the flank walls at first floor and this can be conditioned to contain obscure glazing to protect the amenities of the new dwelling to the east.

The proposed extensions therefore comply 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 terms of amenity.

Parking and Highways

A four bedroom dwelling in a rural area requires a minimum of 2 parking spaces to conform to the guidance issued by Kent County Council, the highway authority and this proposal achieves this, although some adjustment may be required to meet adopted car parking spaces which is 2.5m x 5m.

There is an issue with the two additional parking spaces in front of and parallel with the front of the property. Access to these is restricted and may not be possible. Whilst it would be preferable to see tracked/swept path drawings demonstrating the manoeuvres of access and egress without encroaching on the neighbouring parking space, or, alternatively, turning the car parking 90° so it is perpendicular to the highway and served by an extended carriage crossover, it could just be deleted as two spaces is all that is required.

The increase in one bedroom, results in the requirement to provide secure parking for one cycle and ideally suitable provision should be made by providing suitable cables to support a future electric vehicle charging point.

On this basis no objection is raised on highways grounds.

Conclusion

The proposed alterations will have no significant detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accords with the above-mentioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 10 January 2022.	Dated: 10 th January 2022