

Delegated Report

Householder Planning Application

Planning Application No: 20220608

Location: 24 Packham Road Northfleet Gravesend Kent

Description: Erection of a two storey side extension, front porch extension, a dormer extension in the front/rear roof slopes and conversion of the roof space into habitable rooms.

Applicant: Mr Annarie Kmita

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Plan;
- Existing and Proposed Block Plan;
- Existing Plans;
- Proposed Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211223	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.60 metres and eaves height of 2.60 metres.	Prior approval not required	26.10.2021
20210847	Erection of a single storey side extension, a front porch and a dormer extension in the front roof slope and conversion of the roof space into habitable rooms.	Approved	06.09.2021
20180046	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space into habitable rooms.	Certificate Granted	12.02.2018
20100435	Erection of a detached double garage at the rear.	Approved	07.07.2010

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport

- CS12 – Green Infrastructure
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide SPD (2021);
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)

Consultations, Publicity and Representations

Consultees

The Local Ward Councillors were also consulted and no responses were received.

Neighbouring properties

The application has been advertised by individual neighbour letters with a consultation expiry date of 30th June 2022. No letters of representation have been received.

There was a change in description mainly to account for the two storey side extension.

Officer's Analysis

Background

As shown in the planning history, a lawful development certificate was granted for *the proposed construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space into habitable rooms*, however, according to the plans and application form, works for the side extension has currently not been constructed and therefore the existing plans show the property currently as it currently stands.

A further planning application was submitted last year for the *Erection of a single storey side extension, a front porch and a dormer extension in the front roof slope and conversion of the roof space into habitable*

rooms, and a prior approval application submitted for a *Single storey rear extension with a depth of 6.00 metres, maximum height of 3.60 metres and eaves height of 2.60 metres.*

Therefore, this current application seeks to change the side storey element of the planning permission 20210847 from a single storey to a two storey side addition.

Proposal

In light of the background stated above, the application seeks to add more development to already consented applications. The current application seeks to erect a two storey side extension, front porch extension, a dormer extension in the front and rear roof slopes. The proposal also involves the conversion of the roof space into habitable rooms.

Design, Character and Appearance

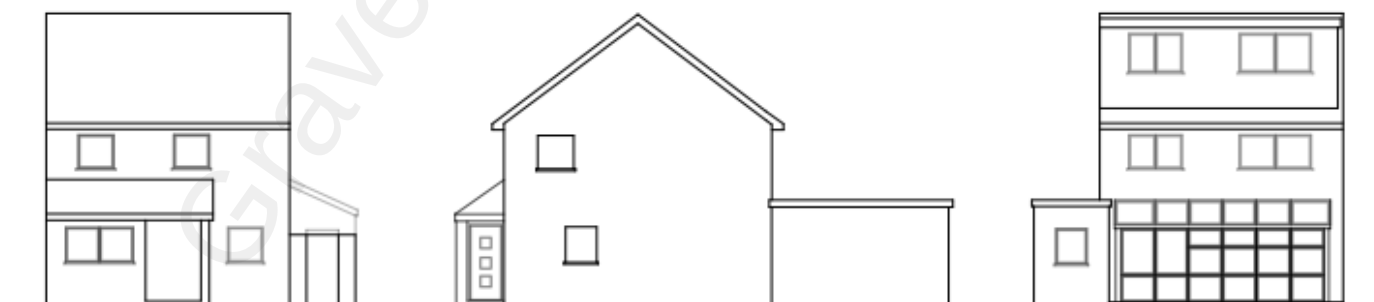
Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design semi-detached houses within the immediate street scene. The application property is a semi-detached dwelling and benefits from an existing block paved driveway for more than two vehicles and parking available to the rear.

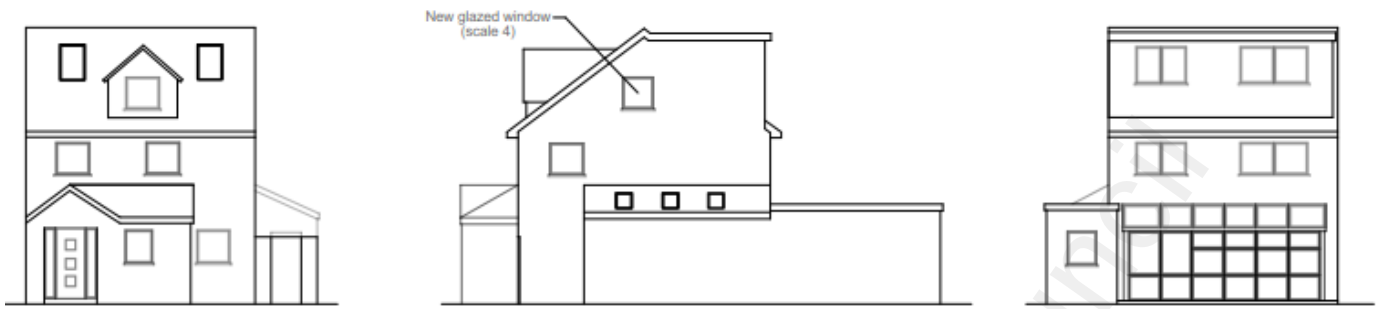
A lawful development certificate was granted for the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space into habitable rooms (ref. 20180046). A further application was granted planning permission for a single storey side extension, a front porch and a dormer extension in the front roof slope and conversion of the roof space into habitable rooms. These consented applications are, therefore, material considerations in the determination of the current application.

The plans of the existing development, compared with consented application and the current scheme are below.

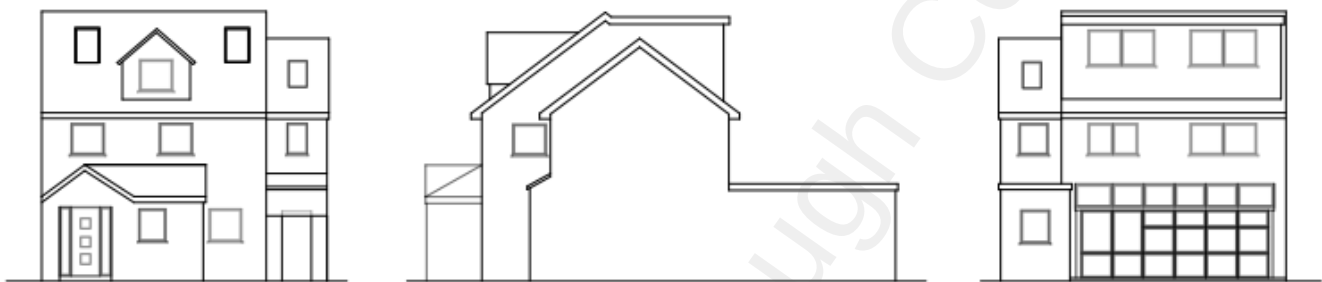
Existing development



Consented application (20210847)



Current application (20220608)



In terms of the front porch, front dormer, rooflights and rear dormer and conversion of roof space into habitable rooms, the merits of this application have been previously considered under the previous application (ref 20210847). Therefore, under consideration in this application is the proposed two storey side extension.

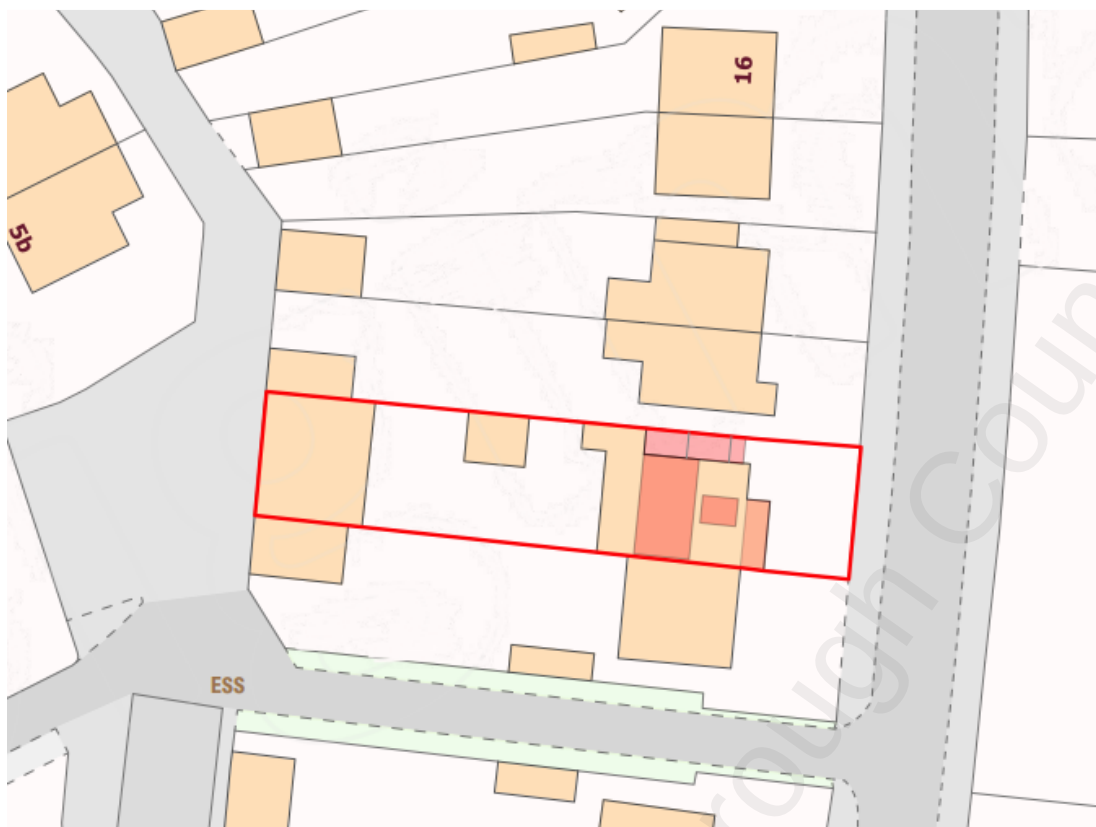
Two storey side extension

The Council's Householder Extensions/Alterations SPD (2021) advises that the side extensions should be subservient to the host buildings by lying behind the main front building line. The width of the side extension can also be a good indicator of how subservient the side extension might be. The host property has a width of approximately 6.9 metres wide, while the side extension would be 1.88 metres and extend up to the shared boundary with no. 22 Packham Road. In simple terms, it would appear the extension would be subservient to the main dwelling, however, especially as the ground floor is set back by approximately 1.5 metres at ground level and 2.1 metres a first floor.

Notwithstanding this, the immediate locality is characterised primarily by semi-detached dwellings which are evenly separated from the flank walls of the neighbouring sites but with relatively limited spaces between sites. Although, these spacing between the properties are a characteristic of the immediate locality and the two storey element of the proposal, effectively interrupts the rhythm of the street scene and as a result the development would create a terracing effect.

This is demonstrated below in the proposed block plan and an extract from google earth;

Proposed Block Plan (below)



Google Earth – Packham Road, immediate locality (below)



Therefore, the spacing between the flank walls of the host dwelling and the neighbouring site at no. 22 Packham Road is effectively interrupted by the two storey extension. It is appreciated that a side extension has been granted under a Lawful Development Certificate, however, the side extension is only single storey and would have a limited impact on the spacing between the properties. Furthermore, the side extension was granted as a Lawful Development Certificate and not a planning application.

With regards to the two storey side extension element of the proposal, in conjunction with the overall

development proposed at the site, in light of the design concerns, the proposed development is considered and fails to comply with CS19 of the Core Strategy 2014, paragraph 10.5 of the Householder Design Guide SPD, also paragraphs 126 and 130 of the NPPF 2021.

Amenity of Future Occupiers

Along with the other extensions proposed as part of the development, the additional two storey side extension will subdivide the loft space into two separate bedrooms to create 5 bedrooms. The private amenity space retained in the rear garden exceeds 100 sq.m and considered that there is sufficient space retained at the site for future occupiers at the site. In terms of internal gross floor areas, the overall development is considered to have sufficient amenity space. Therefore, it is considered that the proposals comply with the Council's Residential layout guidelines (2020) and the Nationally Described Space Standards (2015).

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupiers.

Neighbouring Amenity

The neighbouring property at no. 22 sites opposite to the flank wall of the application site. The adjacent property has two windows at ground and first floor. As the side addition would be setback slightly at both ground and first floor, it is likely there would be more of an severe impact to the first floor window. However, it is considered that this would likely be a bathroom/landing window and not a habitable space given the internal layout of the host property.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in two additional bedrooms, but compared to the existing consent, it would create an additional bedroom, but increasing the property from three bedrooms to five bedroom. The existing driveway provides parking for approximately three vehicles and there is a garage space to the rear of the garden. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Conclusion & Recommendation

The application is recommended for refusal.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	06 September 2022	Dated:	6th October 2022