

Planning History

Erection of first floor extension to form three bedrooms and three ensuite bathrooms.
Ref. No: 20080998 | Status: Application Permitted

Erection of conservatory at front. Ref. No: 19970531 | Status: Application Permitted

Erection of two storey side extension to form a garage, guest bedroom and w.c. at ground floor level with two bedrooms and a bathroom/w.c. over. Ref. No: 20010961 | Status: Application Permitted

Construction of new roof and formation of dormer extensions in the front and rear roof slopes and conversion of roof space to form two bedrooms and bathroom Ref. No: 19850576 | Status: Application Permitted

Approval ref. 1997 0531 and 2001 0961 have been implemented, but the larger scheme 2008 0998 was not. This proposal closely follows the form of this previous approval, the elevations of which are shown below:



Planning Policy

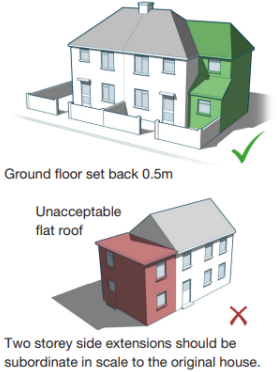
The Gravesham Supplementary Planning Document 'Householder Extensions/Alterations, Design Guide , January 2021' does not really consider detached houses hidden from the public view such as this. Sections 10.8 to 10.10 deal with extensions within a roof and section 10.3 and 10.5 describe 2 storey extensions that add footprint, whereas this proposal is entirely over the existing house, apart from the single storey garage. The principle is that the original house should not be overwhelmed. In this case, the 20010961 scheme already dominates the original building, and it is likely the 20080998 scheme that this proposal follows was approved as a way of balancing the impact of the earlier extension (see photo below). The height and width parametres of section 10.5 are met as there is no increase in footprint.



Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- Footprint: Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- Height: Extensions should not exceed the eaves height of the host building.
- 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.



Design and Access Statement

Use
residential, as existing, adding bedrooms, a gym and a garage

Amount
91 sqm is added at first floor over the existing house. The 25 sqm garage is converted to a gym. A new gargae to the side is 29.6 sqm.

Layout
The existing staircase from the living room is removed and a new one added in the entrance hall, improving the circulation and amenity of the existing rooms. This leads to a first floor landing serving the existing 2 bedrooms and 3 additional rooms.

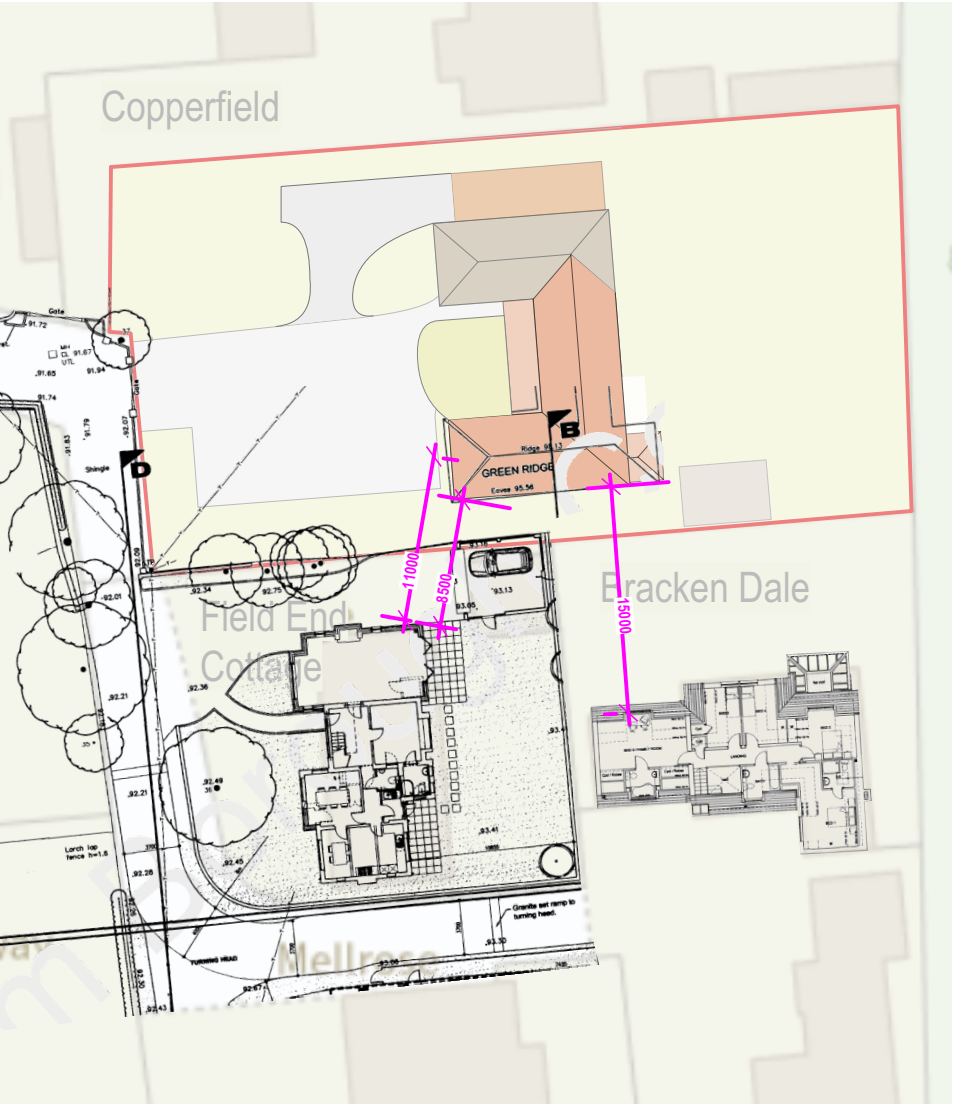
Scale
The height of both roof eaves and ridge matches that of the existing 2 storey part. The proposed garage to the side has an eaves height of 2.1m and the roof is 4.2m where it abuts the existing house.

Landscaping
The only impact on the existing gardens is a small additional drive to the front to allow access to the side garage (about 60 sqm of paving) although this is off set by 36 sqm of new soft landscaping to the entry court.

Appearance
The current building mass appears unbalanced, and the extension will resolve this. The existing conservatory that serves as an entrance hall is placed at an awkward angle facing the garage door rather than the site entrance. This is replaced with an oak framed loggia incorporating the entance lobby which squarely faces the site access and connects the wings of the house to form a formal front elevation. The entrance court which is now dominated by the garage will become a more pleasant landscaped garden. The decorative tile hanging used on the earlier 2 storey extension is continued so that the finished appearance is unified and balanced.

Access
There is no change to the existing site access. There are 5 parking spaces to the south of the access drive which will remain. The existing garage is only suitable for 1 modern car, and is to be converted into a gym. A new drive leads off the existing drive to the proposed side garage. The existing stepped access to the front door will be replaced by a ramp to allow access by wheelchair users.

Impact on neighbours
The low proposed garage to the north will not impinge on any light or view to the south side of Copperfield. The neighbours to the south are the only properties impacted by the extension. The proposed 1st floor south elevation facing them has a single small obscured fixed glazed window to a bathroom. The closest first floor window of 'Bracken Dale' is over 15m away in a roon labelled as 'bed 6' on the plans. The space below is a garage, with the main rooms of the house looking towards the rear garden of Green Ridge, not the extension over the house. Field End Cottage is about 8.5m from Green Ridge and has no aspect over the property from its north elevation. The proposed 1st floor window to the front elevation of Green Ridge is about 11m from the flank of Field End Cottage and does not in any event look towards this property. Furthermore, the garage to Field End Cottage obscures the view of the proposed extension to a large extent.



Proposed Site layout



west - facing the front garden and access gate

Conclusion

This proposal closely follows that approved under ref. 2008 0998 which was not implemented. It helps balance the appearance of the existing building, which was extended under ref. 2001 0961 and produced a rather lop sided look. The impact on neighbours is negligible as they lie to the south, so no overshadowing will occur, and none of their principle rooms look directly at the proposed extension. There is no policy reason for this not to be approved.

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