



Delegated Report

Householder Planning Application

Planning Application No:	20220814
Location:	5 Crown Green, Shorne, Gravesend, Kent
Description:	Erection of part two storey and part single storey rear extension and conversion of garage into habitable rooms also including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access
Applicant:	Mrs Carol Usher
Site Visit Date:	13.09.2022

Submitted Documents/Plans

Application form
Drawing no. 01 (Plans and Elevations as Existing)
Drawing no. 02 (Existing and Proposed Block Plans)
Drawing no. 02 (Plans and Elevations as Proposed)
Drawing no. 03 (Location Plan)

Relevant Planning History

There is no planning history for the property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

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
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (amended June 2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

External Consultees

Shorne Parish Council

The Parish Council has no objection in principle to this proposal, subject to there not being any valid objections from neighbours, but see comments below:

- The existing houses in Crown Green have evolved to be a mixture of styles.
- The rear extension will be visible from Forge Lane.
- The rear extension is not subsidiary to the existing house, and could impact on the amenity of neighbouring properties, particularly that to the north which is situated at a lower level and could suffer from overshadowing.
- The site is not especially large, and the creation of a 5-bedroom dwelling could be regarded as overdevelopment and overly reducing the amount of amenity space in the rear garden
- Paving of nearly all the front garden is regrettable (although we note that some smaller, corner plots in Crown Green have done that).
- The proposals cause loss of the garage and the proposed change to the front steps might encroach on the area available for parking. A parking plan should be submitted showing how sufficient parking for a 5-bedroom house will be achieved.
- An area for refuse bins needs to be identified.
- The proposed middle bedroom has a new window on the side elevation, it presently faces a blank brick wall so there should not be any privacy issues at present but normally such windows would be required to have obscured glazing or only be at high level.

Dickens Country Protection Society

The Society would wish to raise concerns at the adverse impact that paving the front garden would have on the street scene and the general amenity of the area.

Internal Consultees

GBC Highways

There are no objections subject to the additional car parking being provided in the front garden with its associated carriage crossover. Ideally, the drive works should be completed prior to commencement, as it provides an area for the storage of materials and waste of street during the construction period.

It is accepted pre-commencement conditions can present a problem so as a backstop, it is suggested the extension cannot be occupied until the drive works are completed.

GBC Conservation

No comment received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties, and on site. The consultation periods expired on 16 August and 2 September 2022 respectively.

Four letters of representation have been received from neighbouring properties, objecting on the following grounds:

- Size of extension is too large and will be out of keeping.
- Loss of rear garden.
- Quality of light to neighbouring properties will be affected, with overshadowing.
- Access to the rear is restricted; any proposal to remove boundary walls should be carried out with the proviso that they are replaced like for like.
- The proposed side window should be obscured.
- Existing unmarked drains may be damaged.
- Extension to crossover will reduce on-street parking provision.
- Proposals for front garden will result in unfortunate loss of lawn. Driveway could be increased without such a large loss of lawn.
- Hardstanding will increase run-off.
- If allowed, proposals would set a precedent.
- No weekend working should be specified during construction.

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

Officer's Analysis

Proposal

This application seeks permission for the erection of a part two storey and part single storey rear extension and the conversion of garage into habitable rooms also including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access.

The proposed two storey rear extension will extend 3m to the rear across the width of the house with a small single storey element extending slightly wider. The extensions will accommodate a lounge on the ground floor and two double bedrooms on the first floor.

The internal layout will be also altered within the existing house. The number of bedrooms will increase from 3 to 4. The garage will be altered into a study, utility and WC. Two new first floor windows will be inserted into the flank walls of the existing building; one will serve a bathroom and one a bedroom.

The proposed materials will largely match the existing, with the exception of proposed rendered panels on the front elevation where there is currently tile hanging and for the single storey element to the front of the main building.

The changes to the front garden include a new set of steps up to the front door and a new hardstanding and extended crossover.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site lies within the rural settlement boundary of Shorne, inset from the Green Belt. 5 Crown Green is a two storey detached property with a single storey linked garage/side addition wrapping around part of the front of the property and incorporating a front porch with steps leading up to the front door. The road is quiet and residential.



The proposed rear extension would extend across width of the house at the rear and will be 3m deep. As the extension will be at the rear it would not be readily visible within the street scene, though there may be some longer views of the rear of the house from Forge Lane to the south-east of the application site, which runs parallel to the rear boundaries of properties in Crown Green. The rear boundaries of these properties are high due to land level differences, and well screened in terms of boundary treatments and established trees/shrubbery:



The proposed rear extension would be in line with the requirements for such extensions as set out in the Householder Extensions/Alterations Design Guidance. It is considered that overall, the extension would remain proportionate in terms of the existing size of the house and would maintain the character and appearance of the existing property with the replication of the roof design and facing materials. As the two storey extension will not extend beyond the main flank walls, the spacing between the application dwelling and its neighbours will not change; as a detached house there will be approximately 1.5m retained to the boundary with No. 6 to the south-west and 2.1m to the boundary with No. 4 to the north-east. The proposal would not therefore be considered to be detrimental to the character and appearance of the area.

The proposal includes rendered panels to the front of the property, which will be more modern in appearance. It is accepted that the proposed rendering is not a general feature in the properties in the road, but in terms of the character of the site, this is a modest alteration to the design detailing of the house. The main brick walls and tiled roof are not being altered, and the render would not significantly detract from the overall character and appearance of the house or street scene in general.

The conversion of the garage and replacement of the garage door with a window, together with the change from side to front steps up to the front door, are also considered to be acceptable in terms of the impact on the appearance of the property.

With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (LCA) 2009 will be taken into account in determining applications. The site is located within the Shorne Woodland Landscape Character Area. However, as the site comprises an existing residential property within the rural settlement boundary of Shorne, the proposal will not have any adverse impact on the landscape character of the area.

Overall, the proposal is considered to be acceptable from a design perspective and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

The application involves the reconfiguration of the internal layout of the property, with the proposed extension increasing the size of the house from 3 to 4 bedrooms. An additional bathroom is also proposed. On the ground floor, the rear of the property will be opened up and extended to create a large lounge, dining and kitchen area.

It is noted that the proposed first floor flank bedroom window facing No. 6 would not enjoy a very high quality of outlook onto the flank wall of this property, though this matter is not in itself considered to be a significant enough concern to warrant the refusal of planning permission.

Sufficient garden area will remain after the extension for a four bedroom property, in accordance with the Council's residential layout guidelines.

Overall, it is considered that the proposed extension would comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the size of the proposed accommodation and retained garden space (over 200m²).

Neighbouring Properties

The main properties likely to be affected by the proposals are the adjacent detached dwellings Nos. 4 and 6 Crown Green. Single storey additions at the side of Nos. 4 and 5 adjoin one another.

The proposed rear extension will extend the rear building line of the application property back by 3m. The rear building lines of the application property and neighbouring dwellings are on the same line. As the application property is detached, the spacing between it and its neighbours would allow a clear 45 degree sightline from each neighbouring property, meaning that the proposed extension would not affect light or outlook to any significant degree.

There would be no windows within the proposed extension that would cause any loss of privacy to neighbouring properties. Those new windows proposed to the side of the property at first floor level would be installed in the existing part of the property and would serve a bedroom and bathroom. The bedroom window would face the flank wall of No. 6, which is a blank wall, so would cause no overlooking/privacy issues. The bathroom windows are shown to be obscure glazed and can be conditioned as such. It would also be worth conditioning no flank windows within the rear extension to protect privacy to the side.

In terms of the proposed garage conversion and front steps and driveway changes, these aspects of the proposal would not cause harm to the amenities of neighbouring properties.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal complies with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be an additional bedroom at the property as a result of the proposal. The maximum vehicle parking standard for a 4 bedroom property is 3 spaces. There is existing parking provision at the front of the property for at least one car to cope with the loss of the garage, and the proposal includes an extra parking space within the driveway. Plus, there would be space on site for the storage of cycles.

It is not considered that there would be any significant pressure placed on parking in the area as a result of the driveway works.

It is noted that concerns have been raised about the loss of lawn to the proposed additional hardstanding and landscaping proposals have not been shown on the submitted plans. However, there are areas of existing soft landscaping around the extended driveway that are shown to be retained. Given the rural character of this area and extent of 'green' front gardens in the road, it is considered important to retain these areas of soft landscaping at the front of the property, and a condition should be imposed to include

this. A condition should also be imposed to include appropriate drainage as necessary as part of the driveway works.

Due to the nature of the use of the property, it is not considered necessary or reasonable to prevent the occupation of the extension until the driveway is complete.

It is therefore considered that there would be no adverse parking or highways impact from the proposal. The proposal would comply with Saved Policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Other Considerations

Neighbour representations have raised concerns about hours of work during the construction phase; an informative will be included to draw attention to the general expectations around this matter.

Other concerns, including possibility of damage to drains and removal/replacement of boundary walls, would be civil matters and are outside the planning remit.

Conclusion and Recommendation

Subject to conditions, the proposals are considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, saved Policies T1 and P3 of the Local Plan 1994, and paragraphs 111 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	14th September 2022	Dated:	14 September 2022