



Delegated Report

Application No: 20211086

Location: 96 Old Road West, Gravesend, Kent, DA11 0LN

Description: Alterations and extension to include new front and rear dormers, demolition of existing single-storey rear extension, erection of a replacement single-storey rear extension and ancillary works.

Applicant: Mr And Mrs R Basra

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form;
Design Statement;
Drawing no. 523/01 (Location Plan);
Drawing no. 523/02 (Existing Site Plan);
Drawing no. 523/03 (Existing Plans);
Drawing no. 523/04 (Existing Elevations and Section);
Drawing no. 523/PL01 (Proposed Site Plan);
Drawing no. 523/PL02 (Proposed Plans); and
Drawing no. 523/PL03 (Proposed Elevations and Section).
(All received 2 September 2021).

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19920686	Erection of a two storey rear extension to form entrance porch, lobby, kitchen/utility area, bathroom and workshop with bedroom over.	Permitted	11.01.1993

Development Plan

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles
CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994

T1 – Impact of Development on the Highway Network

P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG)

SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Darnley Road Conservation Area Character Appraisal (2009)

Management Plan – Gravesend's 19th Century Suburban Conservation Areas (2009)

Technical Housing Standards – Nationally Described Space Standards (2015)

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities (LPAs) pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties, and on site. The consultation periods expired on 28 September and 8 October 2021 respectively.

No letters of representation have been received.

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

Analysis

Proposal

This application seeks permission for alterations and extension to include new front and rear dormers, the demolition of an existing single-storey rear extension, the erection of a replacement single-storey rear extension and ancillary works.

The proposed loft conversion will include a small dormer extension to the front and rear roof slope, both projecting out approximately 2.75m.

The single storey rear extension will project the same extent as the existing extension, though it will extend across the whole width of the house, as it will wrap around the existing two storey outrigger. It will have a dual pitched roof with rooflights, and a parapet wall to the shared boundary with No. 94. The height to the top of the pitch will be 3.83m, and 2.65m to eaves level.

The extensions will result in a shower room, utility, kitchen and breakfast area at ground floor level, and a bedroom with ensuite at first floor level.

The proposed dormers would be slate hung with glass-fibre covered roofs to resemble lead, and the single storey extension would include London Stock brick with a slate covered roof.

The proposal also includes the removal of the chimney stacks but this can be carried out under permitted development rights, and is therefore not included in the description of the proposal as agreed in writing by the Agent.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed extensions and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on the amenities of existing neighbouring properties, as well as whether the proposed development itself will provide satisfactory living accommodation for future occupiers, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. 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 application site comprises a two storey, end of terrace property in use as a single dwelling located in a residential area of Gravesend. The property has already been extended to the rear, as have many of the neighbouring properties. There are also some dormers in the vicinity. No. 90 in particular has carried out very similar extensions to the application proposals, approved under applications 19980020 and 20180955 (dormers and single storey rear extension respectively):



The proposed single storey rear extension is a minor increase in width to an existing addition, and will not be seen from any public vantage point. The front and rear dormers will be fairly small and set well within the roof; their design is considered to be unobtrusive and congruent. The front dormer will also match those existing along the remainder of the terrace.

The property is located within the Darnley Road Conservation Area 50m buffer zone, but as the proposed development is small in scale and will match in with the appearance of neighbouring properties, it is not considered to harm the character of the adjacent Darnley Road Conservation Area.

The proposed extensions are considered typical of the area and are appropriate in terms of their size, scale and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials match the existing as proposed, the alterations are considered acceptable in design terms.

As such, the proposal would comply with the requirements of Policies CS19 and CS20 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 remaining rear garden would meet the required 100m² for a 4 bedroom property (100.02m²), with a depth of 15m.

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden. There is no conflict with Policy CS19 of the Core Strategy 2014 in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

In relation to the proposed dormers, in this built up area with residential properties in close proximity to each other, they will not cause any significant loss of privacy. It would be worth conditioning the rear bathroom window to be obscure glazed to protect privacy, however. The location of the dormers well within the roof will not result in any loss of light or overshadowing to neighbouring properties.

The replacement single storey rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

No neighbour representations have been received.

The proposals would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking requirements for the property would increase as a result of the proposals. However, adequate off-street parking space for 2 cars would be created to the rear of the house at the end of the garden, to be accessed via the side/rear parking area serving the neighbouring properties to the west. The maximum standard is for 3 spaces for a 4 bedroom property, but there have been no objections in relation to parking in the area, and the site is in a sustainable location. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact of the alterations 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 Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 

Dated: 19/10/2021	Dated: 20 October 2021

Gravesham Borough Council