



Delegated Report

Householder Planning Application

Planning Application No: 20240714

Location: 6 Allington Close Gravesend Kent DA12 2LS

Description: Erection of new porch and first floor side/rear extension; Conversion of garage into habitable room with alterations to fenestration.

Applicant: Hayley Phippen

Site Visit Date: 15th August 2024

Submitted Documents/Plans

- Application Form
- Drawing No: (P) 001 (Site Location Map)
- Drawing No: (P) 005 Rev P01 (Existing/Proposed Site Plans)
- Drawing No: 100 (Existing Floor Plans/Elevations)
- Drawing No: 200 (Proposed Floor Plans/Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19860868	Outline Application for residential development with vehicular access from Rose Avenue.	Outline Permission Granted	31.10.1986

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

KCC Flood and Water

Thank you for your consultation on the above referenced planning application.

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;*
- b) Waste development;*
- c) The provision of dwelling houses where:*
 - i. The number of dwelling houses to be provided is ten or more; or*
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);*
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
- e) Development carried out on a site having an area of one hectare or more.*

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Lower Medway Internal Drainage Board

Thank you for your consultation on the above-referenced planning application.

The site is within the North Kent Marshes Internal Drainage Board's district; however, the proposal does not impact the Board's interests, and as such, we have no comment to make.

This response is based on the information provided with the planning application and is reliant on its accuracy.

Neighbouring properties

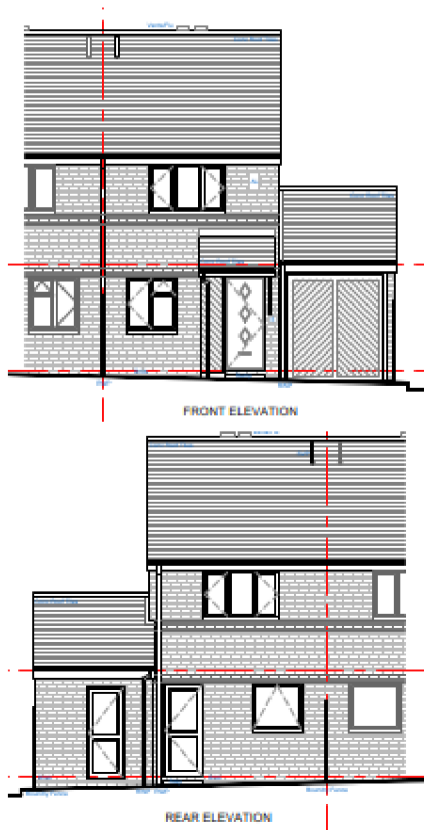
The application was advertised by way of site notice and letters to 8 surrounding properties. The consultation period expired on 06.09.2024 and no comments were received.

Analysis

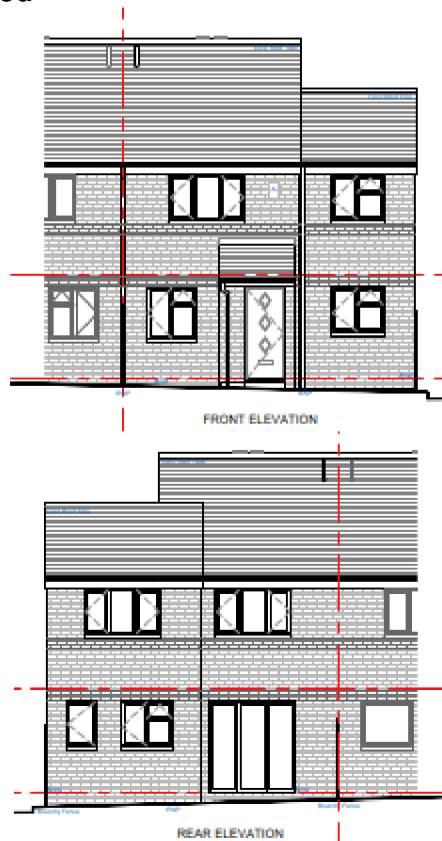
Proposal

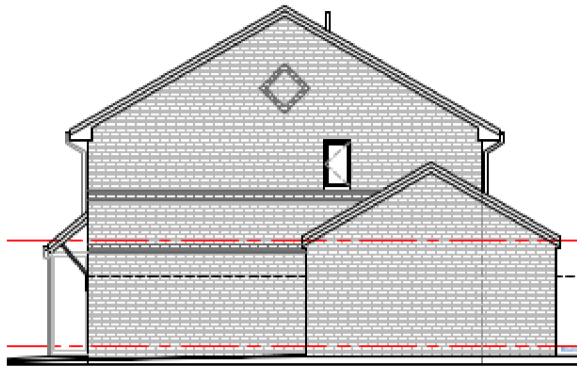
The proposal seeks the erection of a porch and first floor side/rear extension and conversion of the garage into a habitable room. There will also be some alterations to fenestration.

Existing

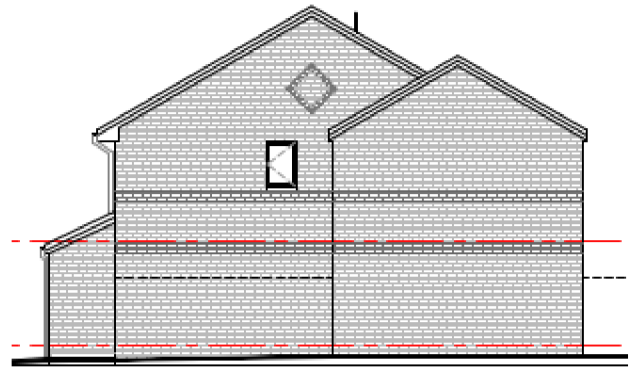


Proposed

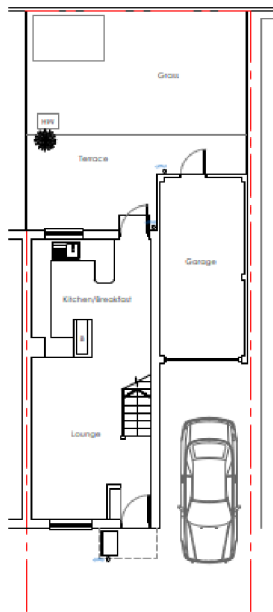




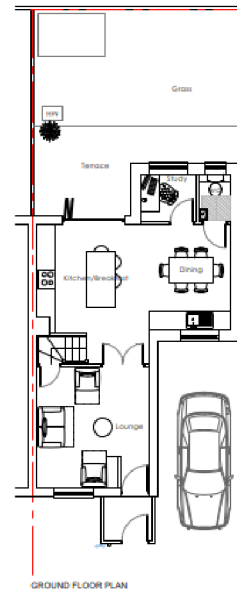
SIDE ELEVATION



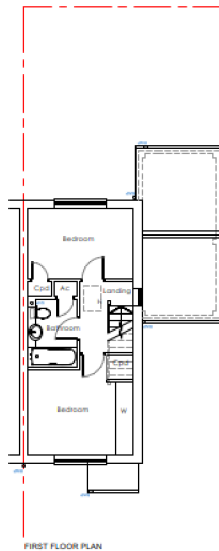
SIDE ELEVATION



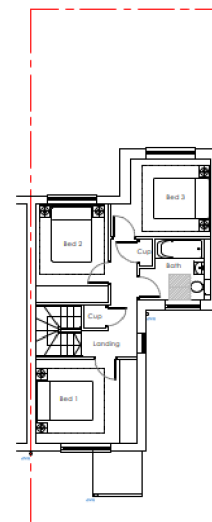
GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

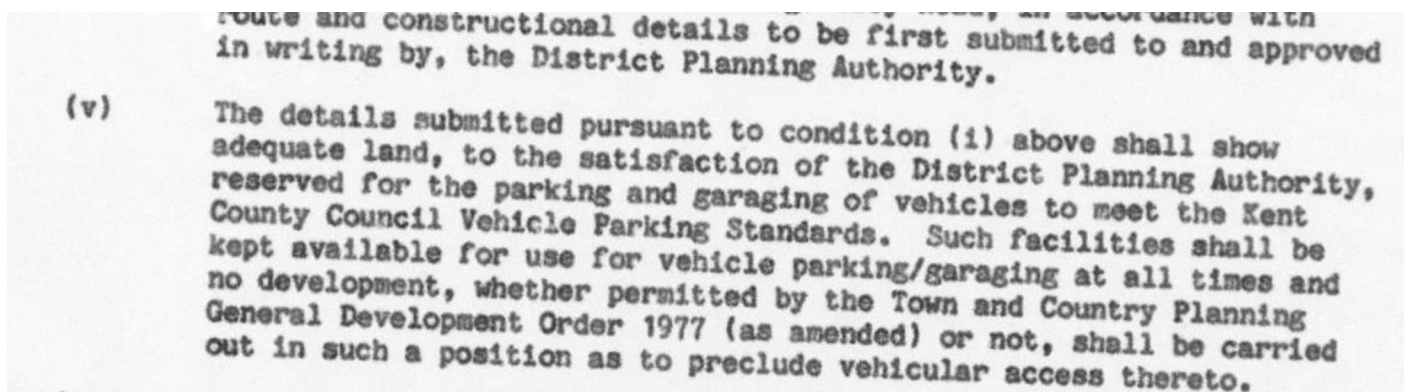


FIRST FLOOR PLAN



Background

Under planning reference GR-86-868E the below planning condition was imposed:



This means that the garage on the site must be retained for vehicular parking and cannot be converted without prior permission from the Council.

Character and Appearance

The application site is a two storey, two bedroom, semi detached house in use as a single family dwelling. The property is situated within an estate which was constructed circa 1987, the site has a garage attached to the side and a parking space to the front of this.



There are no similar extensions to what is being proposed and therefore, this extension, if permitted will potentially set a precedence for similar development. The size of the plot on which the property is situated is fairly modest however in terms of footprint the site will only increase by approx. 2.67sqm which will accommodate the porch situated at the front of the property.

The proposed two storey side extension will be built above the existing garage which is situated to the side and rear of the property, this design is common within the estate and would have been done so to allow enough space for an additional parking space in front of the garage.

The extension design from the side and rear is not considered appropriate as a two storey side extension should not protrude beyond the rear elevation of the existing dwelling. This element of the proposal is not in keeping with the wider character in this area and does not compliment the host dwelling.

Furthermore the Council's adopted Design guidance states:

Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

Whilst it is accepted that the garage wall is already in place and forms the site boundary, it is considered that a two storey element will be particularly overbearing due to its scale. This wall would be particularly visible from the flats located to the north of the site.



Whilst the proposal demonstrates subservience from the front elevation, it fails to do so from the side and

rear elevations, the proposed extension is therefore considered to be an incongruous addition which is out of character in the wider streetscene.

The proposed porch will simply enclose the front and northern elevation of the existing. This element of the proposal is considered to be acceptable.



The proposal will also alter some of the fenestration at ground floor level in the rear elevation, the change will see an existing door and window replaced by a single bi-folding door which is considered acceptable.

The proposed two storey side extension will result in an incongruous addition which would appear cramped and out of keeping with the character and appearance of the layout of the residential properties in the surrounding area contrary to the requirements of CS19 local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance (2021) and Paragraph 135 of the National Planning Policy Framework 2023.

Amenity of Future Occupiers

The proposal will result in an additional bedroom this increasing the dwelling size from two bedrooms to three. The proposed bedroom sizes are all compliant with the Nationally Described Space Standards 2015.

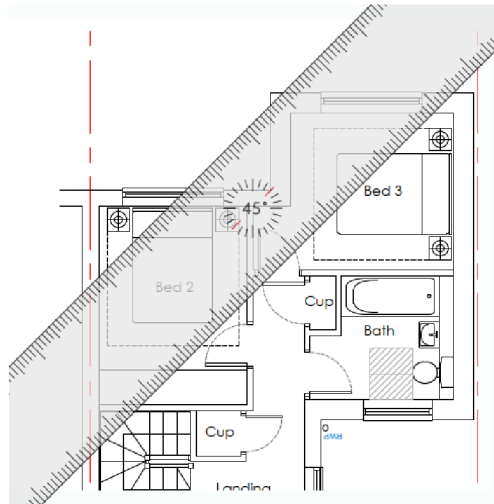
The Council's adopted technical guidance states:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the resultant garden space will equate to 38.97sqm which is below the recommended standard for a three bedroom dwelling.

Furthermore the proposed two storey extension will harm the outlook from bedroom 2 as can be seen from the below 45 degree angle calculation. This would result in acceptable harm to the future occupants of the dwellinghouse.



The proposed extensions will result in unacceptable and cramped amenity space for future occupiers, who would also be likely to experience poor levels of outlook from the close presence of the two-storey extension. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to the siting of the extensions, there will be no detrimental harm in terms of light and outlook to the surrounding properties. As can be seen from the below extract from google the shadows caused by the path of the sun will only impact a car park.



In terms of privacy there are no windows proposed in the flank elevations which may impact privacy, however should permission be forthcoming the proposed bathroom window in the front elevation of the two storey side extension and the ground floor w/c window in the rear elevation would be conditioned so that they are obscure glazed and top hung in perpetuity.

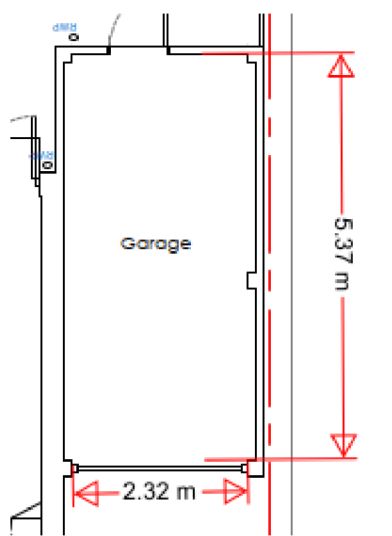
The proposal safeguards the amenity of neighbouring properties in accordance with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will result in the loss of a garage whilst increasing the number of bedrooms from two to three. SPG4 – KCC Parking standards 2006 provides the below guidance for a garage space:

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

The existing garage measures:



This indicates that the existing garage is not fit for purpose for a modern-day vehicle and is therefore likely to be used for storage purposes only.

This shows that there is a single on-plot parking space attached to this property – the limitations of the plot size do not permit any further parking to be provided on site. In terms of car parking the difference between a 2 bedroom and a 3 bedroom dwelling is an average of half a space per dwelling. Given that there is no scope for any additional parking provision on the plot and the fact the requirement for an additional space is incremental the proposal is not considered to warrant a result on the basis of deficient parking.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two grounds:

1. The proposed two storey side extension will result in an incongruous addition which would appear cramped and out of keeping with the character and appearance of the layout of the residential properties in the surrounding area contrary to the requirements of CS19 local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance (2021) and Paragraph 135 of the National Planning Policy Framework 2023.
2. The proposed two storey side extension will result in unacceptable and cramped amenity space for future occupiers, who would also be likely to experience poor levels of outlook from the close presence of the two-storey extension. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	16/09/2024	Dated:	18 th September 2024