



Delegated Report

Householder Planning Application

Planning Application No: 20220818

Location: 71 St Dunstons Drive Gravesend Kent DA12 4BH

Description: Erection of a two storey side extension.

Applicant: Ms Ayobanji Owomoyela

Site Visit Date: 28 June 2022

Submitted Documents/Plans

Householder Planning Application form;
Red line site boundary plan;
Drawing no. LIVARCH/71SDD/101 Rev. A Existing ground and first floor layouts;
Drawing no. LIVARCH/71SDD/102 Rev. A Proposed ground and first floor layouts;
Drawing no. LIVARCH/71SDD/103 Rev. A Existing elevations;
Drawing no. LIVARCH/71SDD/104 Rev. A Proposed elevations;
Drawing no. LIVARCH/71SDD/105 Rev. A Existing block plan; and
Drawing no. LIVARCH/71SDD/106 Rev. A Proposed block plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220581	Erection of a two storey side extension.	Refused	21.07.2022
20200171	Erection of a single storey rear extension and porch extension and front garden hardstanding.	Permitted	21.04.2020

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

GBC - Environmental Protection Team (Regulatory Services)

The following to be considered:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

Code of Practice on Construction and Demolition:

Please apply

Smoke Control Informative:

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk.

GBC - Highways Officer

This proposal will change a three bedroom property into a 4 and potential five bedroom house, as the downstairs extension with its en-suite bathroom can be easily used as a bedroom.

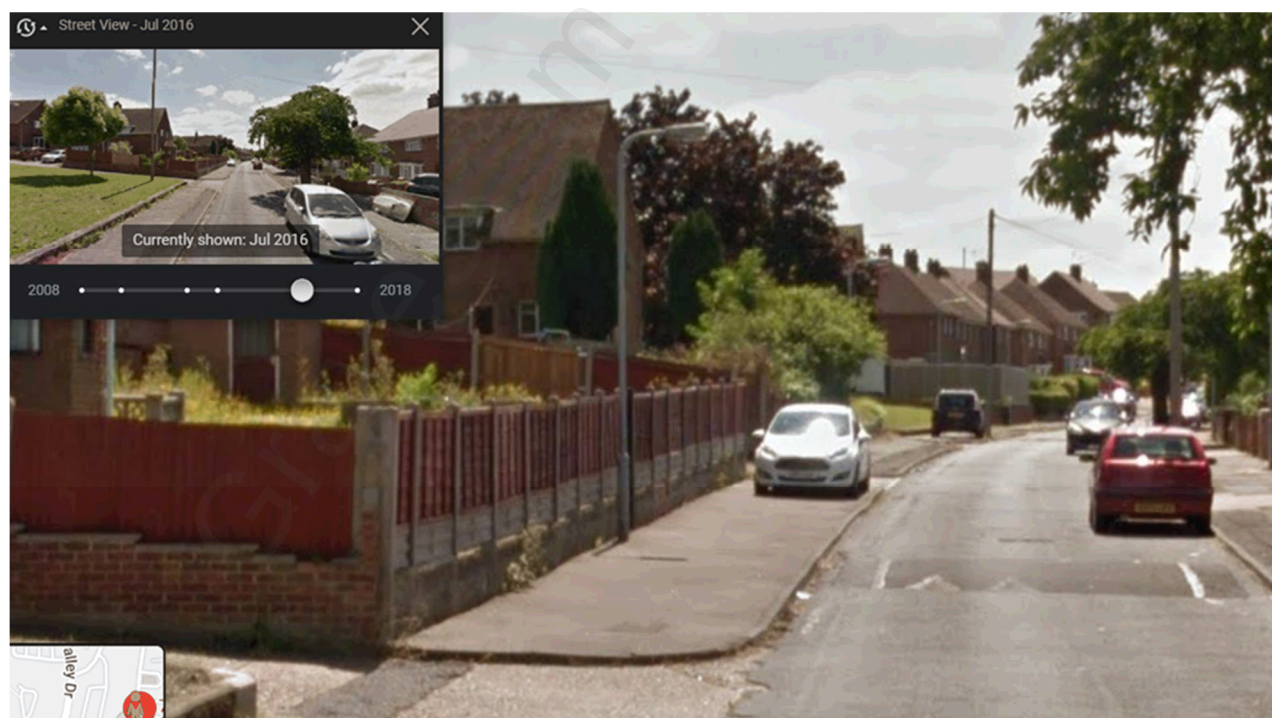
Considering vehicle parking standards, Gravesham Borough Council's guidance is outdated and no longer reflect Government guidance in that maximum standards should not be set. The Highway Authority, Kent County Council, do however have a more updated guidance note, in the form of Interim Guidance Note 3 of the Kent Design Guide

https://www.kent.gov.uk/_data/assets/pdf_file/0019/15535/Supplementary-guidance-residential-parking.pdf

GUIDANCE TABLE FOR RESIDENTIAL PARKING

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ON-STREET CONTROLS	On-street controls preventing all (or all long stay) parking	On-street controls, residents' scheme and/or existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
NATURE OF GUIDANCE	MAXIMUM (Note 1)	MAXIMUM	MINIMUM (Note 6)	MINIMUM (Note 6)
1 & 2 BED FLATS	1 space per unit	1 space per unit	1 space per unit	1 space per unit
FORM	Controlled (Note 2)	Not allocated	Not allocated	Not allocated
1 & 2 BED HOUSES	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 BED HOUSES	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ BED HOUSES	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation of one space per unit possible	Allocation of both spaces possible (Note 7)	Allocation of both spaces possible (Note 7)
ARE GARAGES ACCEPTABLE? (Note 4)	Yes, but with areas of communal space for washing etc.	Yes, but not as a significant proportion of overall provision	Additional to amount given above only	Additional to amount given above only
ADDITIONAL VISITOR PARKING (Note 5)	Public car parks	Communal areas, 0.2 per unit maximum	On-street areas, 0.2 per unit	On-street areas, 0.2 per unit

Looking at the Google Street View Images of the area, on street parking demand is highly variable, but it can only occur on one side of the road without causing an obstruction to either traffic or pedestrians.



Google Street View July 2016.

Given this is potentially a five bedroom dwelling and a second car parking space can be provided in the garden, without the expense of forming or widening of a carriage crossover. I consider increasing the

number of car parking spaces to two is appropriate, to minimise any risk of disrupting the free flow of pedestrians/vehicles on the highway.

In addition, to comply with the requirements of SPG4, two secure cycle parking spaces should be provided, one per new bedroom.

Neighbouring properties

The application was publicised by a site notice and to nine neighbouring properties by letter. One representation has been received and is summarised as follows;

- The proposal would be overbearing and harm outlook due to the raised nature of the dwelling above the pavement and the size of the proposed extension.

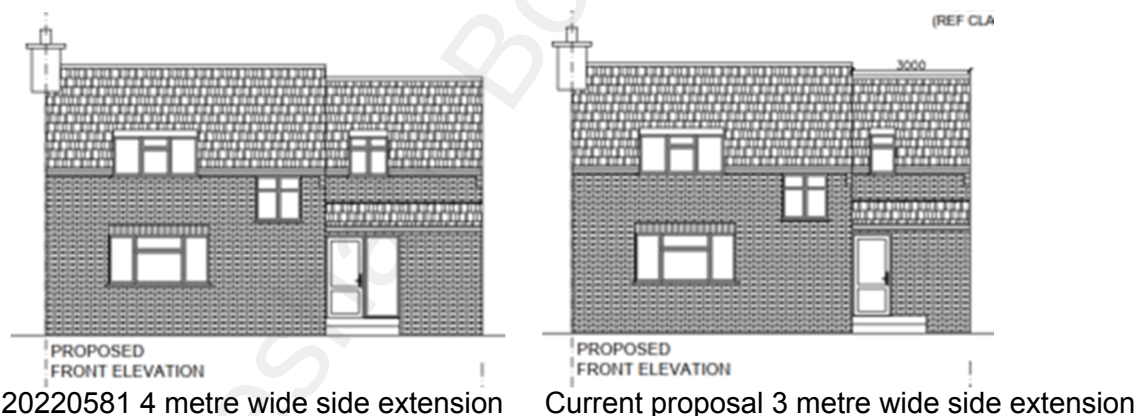
Officer's Analysis

Background

Planning permission was refused on 21 July 2022 for a similar proposal (reference 20220581) at the application site, on the following ground;

By virtue of the location, prominence and proximity to the highway, the proposed two storey side extension is considered to be an unacceptable form of development as it results in the erosion of the established building line and disruption of the open character of the corner plot, which is detrimental to the character and appearance of the property itself and of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

As the following images illustrate, the current proposal is one metre less wide than the refused scheme;



It is noted that planning permission was also refused at no. 91 St Dunstan's Drive on 27 May 2022 under reference 20220018 for a two storey side extension in a similar location.

Design, Character and Appearance

The area surrounding the application site is residential in character, with properties being similar in architectural design. The crescent on which the application property sits, comprises of dwellings which are all matching in design with none being extended to the side over two storeys. The application property itself is located on a prominent corner plot where the prevailing character is open within the surrounding street scene;



Google Earth image May 2018

There is an established building line on the eastern side of St Dunstan's Drive, with the corner properties being set in from side boundaries by a minimum of 6 metres;



The layout of the built development provides a sense of openness within the street scene, which is a fundamental part of the character of St Dunstan's Drive. This openness and the location of the application site are identified in the following image;



The design of the proposed two storey side extension is considered to be broadly acceptable. It would be subservient in size and would respect the character of the original property by including design features such as the dormers in the roof created by the low eaves. The width of the extension would not be considered excessive.

However, despite the positive design features of the proposal, there is a fundamental issue with the construction of a two-storey side extension in this location. The proposed two storey side extension would be set closer to the boundary than the existing building and would result in the erosion of the clearly established and maintained building line. No other development has interrupted this pre-planned set-back which creates an important sense of openness in the surrounding area. The loss of this openness would result in a detrimental impact on the visual amenities and character of the area and as such, there is a fundamental objection to the proposal in design terms.

It should be noted that this approach is consistent with the determination of the application at no. 91 St Dunstan's Drive under reference 20220018 and the previous proposal at the application site under reference 20220581.

Overall the proposed development would be considered to be an inappropriate addition to the property, which would be harmful to the character of the wider area through the disruption of the established building line within the street scene. On this basis, the proposal would fail to accord with the requirements of Policy CS19 of the Local Plan Core Strategy (2014) and paragraph 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposed bedroom and unspecified room at ground floor level would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and sufficient rear garden area and depth would be retained for a dwelling with four or more bedrooms as required by the Residential Layout Guidelines (June 2020).

Overall the proposed development would improve the living conditions for future occupiers and as such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are no. 69 St Dunstan's Drive (located to the east); nos. 64 to 70 St Dunstan's Drive (located to the west across the roadway); no. 37 St Dunstan's Drive

(located across an area of open space to the north); and no. 73 St Dunstons Drive (located across a rear access to the south).

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

The proposed w.c., bathroom and en-suite windows would be conditioned to be obscure glazed in order to protect privacy and in order to prevent any future loss of privacy to neighbours, any planning permission granted would be conditioned to preclude the insertion of any windows or openings in the side elevation of the proposed development facing west.

A number of new openings would be inserted into the existing building, however as these would all be to non-habitable rooms, then there would be no adverse overlooking impacts to any surrounding residential occupiers.

It is noted that a local resident has raised concerns regarding the potential for adverse overbearing impacts and harm to outlook. However as the closest dwellings to the side of the application property that would be subject to development, are located some 26 metres away, it is considered that the proposal would not be overbearing or result in a loss of outlook to neighbours. The adverse impacts of the proposal on the open character of the surrounding street scene have been outlined in the Design, Character and Appearance section above.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Highways and Parking

The proposed development would provide one additional bedroom, increasing the property from a three bedroom to a four bedroom dwelling. It is noted that the unspecified room at ground floor level would be of sufficient size to be used as a bedroom and as such, the proposal could result in the creation of a five bedroom dwelling.

Although no details have been submitted in relation to existing parking provision, the application site has a frontage parking area which can accommodate at least two vehicles and there is a single garage at the rear (although it is not clear whether sufficient space is available for the garage to be accessed by a vehicle).

The KCC Parking Standards (2006) require a four or more bedroom dwelling to have three vehicle parking spaces and two secure cycle parking spaces (one per new bedroom). Although the GBC Highways Officer has suggested that more recent parking guidance would indicate that two vehicle parking spaces would be sufficient. In either case, were the application to be looked upon favourably, without a fundamental objection, further clarification would have been sought regarding the proposed number of bedrooms and the vehicle and cycle parking provision.

Overall it is considered that sufficient space would be available to provide appropriate parking provision within the application site in accordance with the Borough Council's adopted Vehicle Parking Standards. As such, the proposed development would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2 and an area of multi-period archaeological potential and a gas pipeline is located at the site frontage. However, as the proposed development would be within the confines of an existing residential garden with relatively few groundworks, then it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. An informative can be attached to any planning permission granted to inform the applicant of

the proximity of the gas pipeline.

The application site is also located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

The GBC Environmental Protection Team have set out the wording for a contamination watching brief condition. This condition should be attached to any planning permission granted to ensure that there would be no adverse contamination impacts.

Conclusion & Recommendation

The application has been fully considered and it is recommended that planning permission be refused for the following reason;

By virtue of the location, prominence and proximity to the site boundary and highway, the proposed two storey side extension is considered to be an unacceptable form of development as it results in the erosion of the established building line and disruption of the open character of the corner plot, which is detrimental to the character and appearance of the property itself and of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	7th September 2022	Dated:	7th September 2022