



Delegated Report

Householder Planning Application

Planning Application No: 20230779

Location: 8 Wykeham Close Gravesend Kent DA12 4QL

Description: REVISED Erection of a ground floor rear extension, demolition of rear bay window with conversion of the garage.

Applicant: Mr & Ms Godspower And Anthonia Epefe And Asuen

Site Visit Date: 03/08/2023

Submitted Documents/Plans

- Application Form
- Drawing No: GP/10 (Proposed Plans and Elevations)
- Drawing No: GP/05 (Proposed Rear Elevations)
- Drawing No: GP/02A (Existing and Proposed Site Block Plans)
- Drawing No: GP/01 (Site Location Map)
- Drawing No: GP/03 (Existing Floor Plans and Elevations)
- Drawing No: GP/04 (Proposed Ground Floor Plans)
- Drawing No: GP/06 (Proposed Side Elevations)
- Drawing No: GP/07 (Proposed Front Elevations)
- Drawing No: GP/08 (Proposed Side Elevations)
- Drawing No: GP/09 (Section AA)

Superseded Plans

- ~~Drawing No: GP/02 (Existing and Proposed Site Block Plans)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19930592	Erection of 81 no detached dwellings with associated garaging comprising of 62 no two storey houses 5 no chalet bungalows and construction of estate roads in substitution of part of the development in the south-west of the site previously permitted under ref GR 87/0788.	Permitted	04.03.1994
19940365	Application for the approval of the landscaping scheme as required by condition (ii) of planning permission ref. no. GR/93/592.	Approval of Details	18.08.1994
19870788	Erection of 113 no two storey dwellings 24 no bungalows and 12 no chalet bungalows with associated garaging and laying out of an access road Via Michael Gardens and estate roads	Permitted	06.12.1988
19860691	Outline application for residential development with	Permitted	21.10.1986

	access via Michael Gardens		
19860690	Outline application for residential development with access via Michael Gardens	Permitted	21.10.1986

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 (2021) 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 places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

This application has several sections. Overall, the Parish Council has no objection in principle subject to there not being any valid significant objection from neighbours. However, we make the following comments:

Ground floor rear extension and conversion of garage – Loss of one parking space is noted however it appears that there will be sufficient on-site parking remaining.

Summer house – Although relatively small at 2.8m by 2.5m this structure should still have Conditions attached that it is an annexe to the existing property and cannot be used for residential accommodation purposes.

Remaining garden area – The available rear garden area will have been considerably reduced.

GBC – Highways Officer

I have no objections, the driveway can readily accommodate the minimum number of cars to comply with guidance.

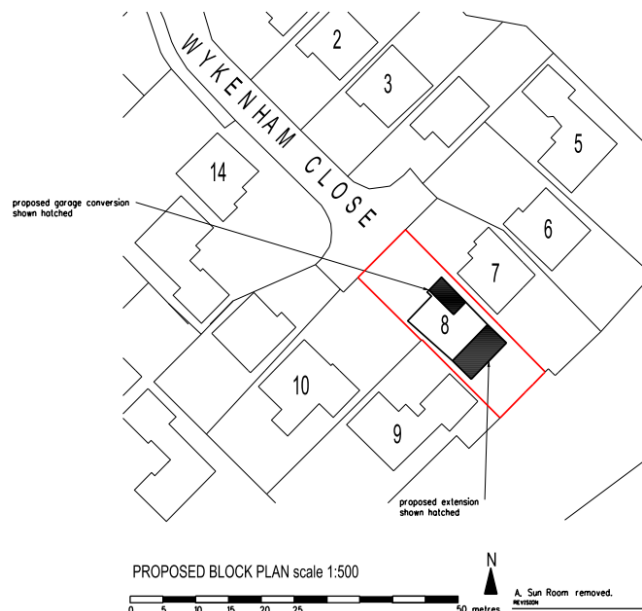
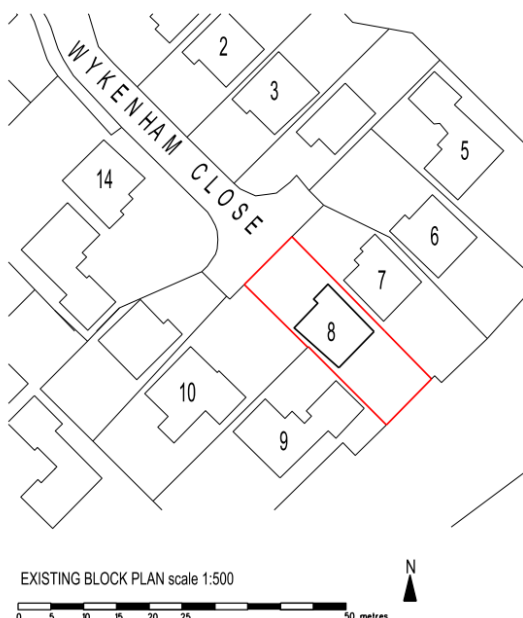
Neighbouring properties

The application was advertised by way of site notice and letters to 8 surrounding properties. The consultation period expired on 31.08.2023 and one supporting comment was received.

Analysis

Procedural Matters

It is noted that the road name has been incorrectly annotated on the proposed block plans.

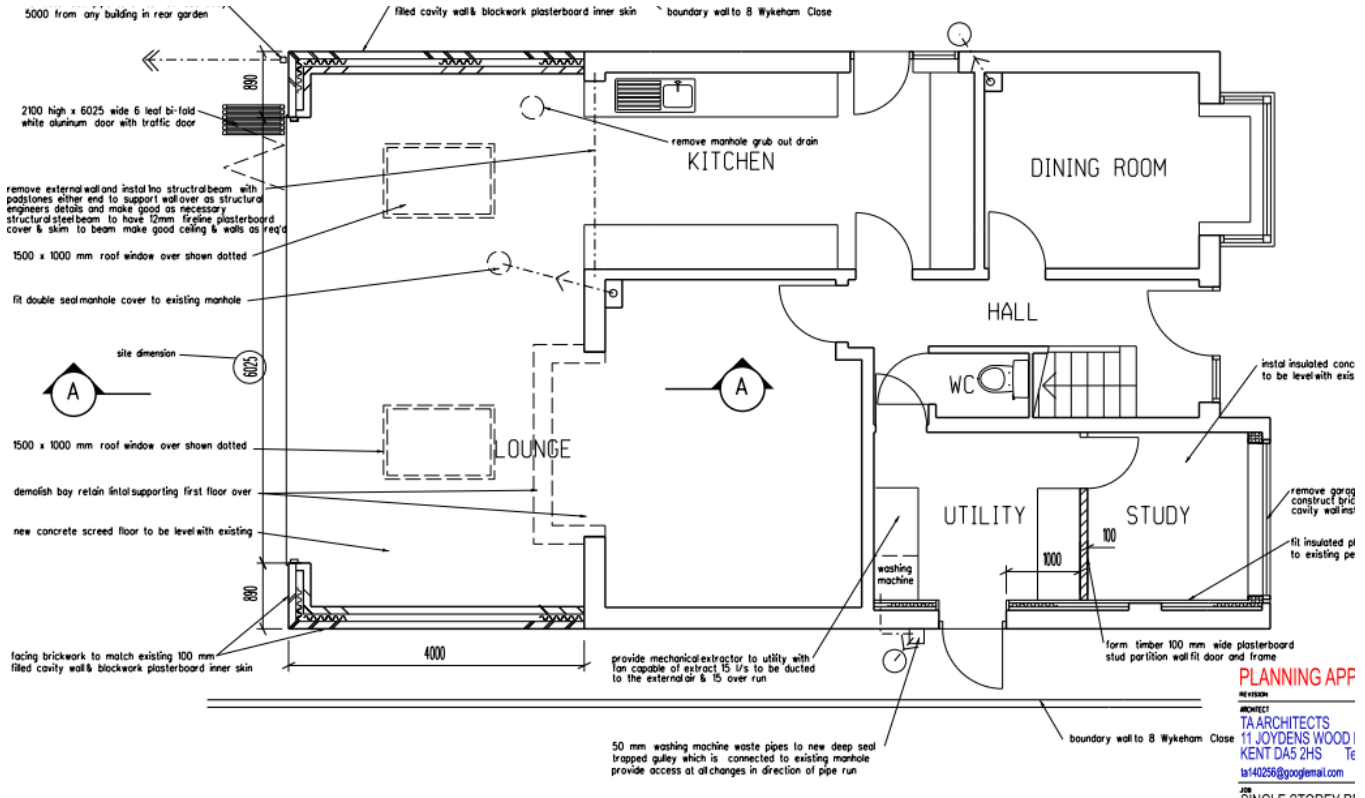


Background

The proposal originally included the erection of a summer house in the rear garden, however upon discussion with the applicant it was agreed that the summerhouse would result in substandard private amenity space and its removal would result in a favourable outcome.

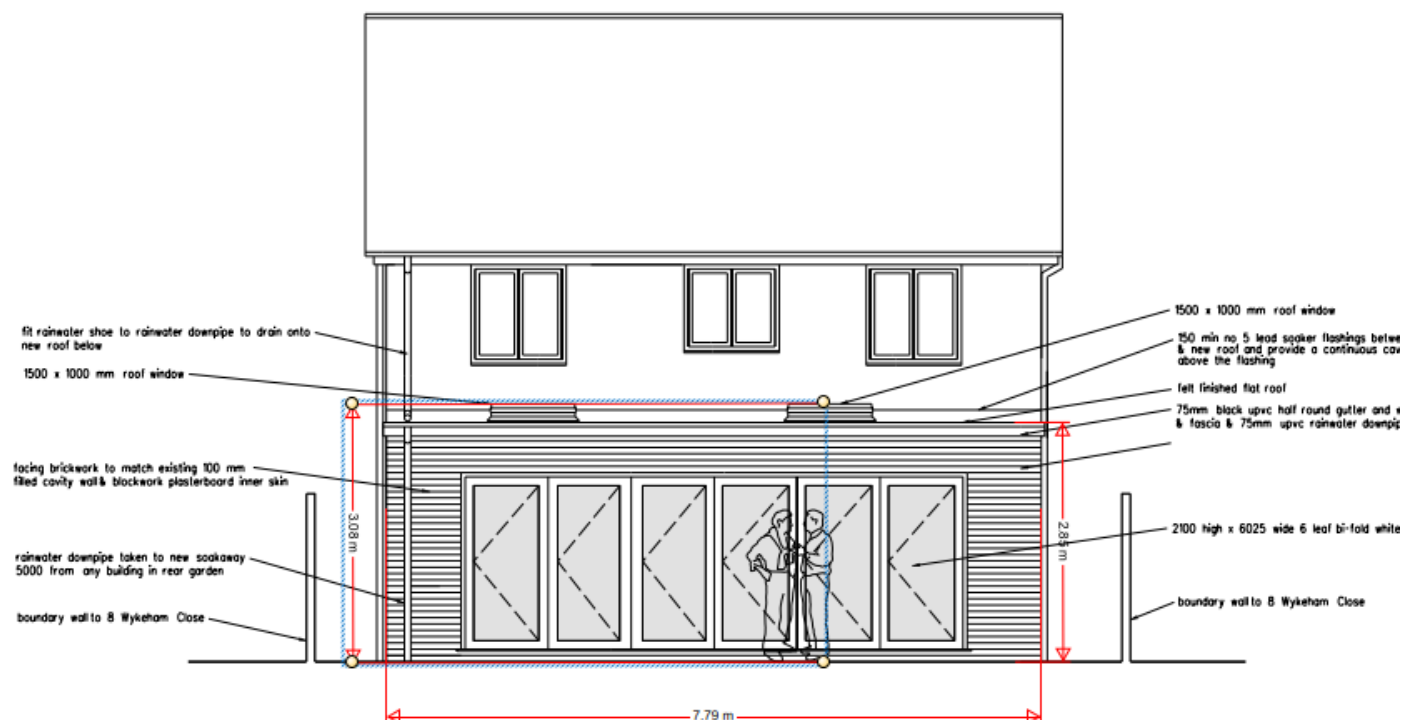
Proposal

The proposal comprises several different elements. The first seeks to convert the integral garage into a study room. The garage door will be replaced with fenestration to match the host dwelling and the subsequent floor to sill gap will be closed with bricks to match the existing.



The second element of the proposal seeks the erection of a single storey rear extension which will project 4m from the rear elevation and span full width with a maximum height of 2.8m. The extension will include

two roof lights and a bifold in the rear elevation.



Character and Appearance

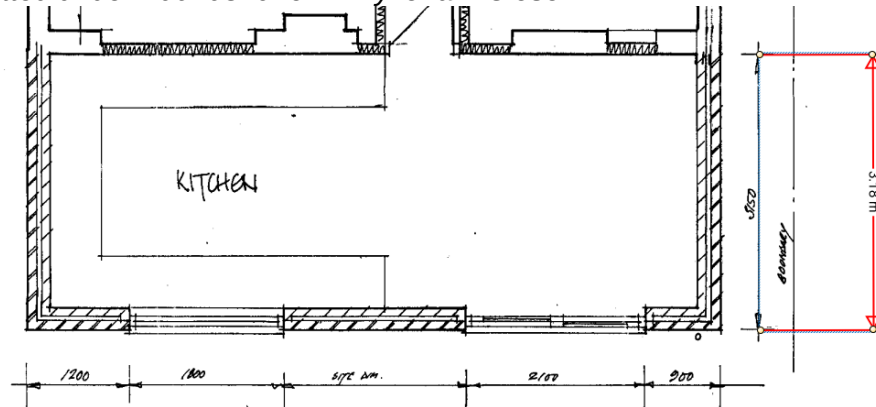
The application site is a two storey detached house in use as a single family dwelling. The property has not been previously extended. It is noted that the original planning consent for 8 Wykeham Close imposed the below condition under application 19870788:

The areas shown on the submitted layout plan as garages and casual parking spaces shall be kept available for such use and no permanent development whether permitted by the Town and Country Planning General Development Order 1977 (as amended) or not shall be carried out on the land shown (other than the erection of a private garage or garages in the case of land shown as the sites of garages) or in such a position as to preclude vehicular access to these reserved car parking spaces.

This means that the garage cannot be converted into a habitable room unless prior consent is obtained from the LPA. In terms of design and appearance the proposed garage conversion is deemed acceptable, there are other examples in Wykeham Close where garage conversions have taken place and so this would not be an out of character alteration. The proposal shows the fenestration will respect the existing and the replacement brickwork will match that of the existing dwelling.

The second element of the proposal seeks the erection of a single storey rear extension. The proposed extension is acceptably designed and due to its siting will not impact the wider area, the neighbouring property known as No. 7 Wykeham Close has a 3.1m single storey rear extension with a mono pitched roof in place as can be seen from planning application 20020879 and so the proposed is not an uncommon addition.

Below plans permitted under 20020879 for 7 Wykeham Close.

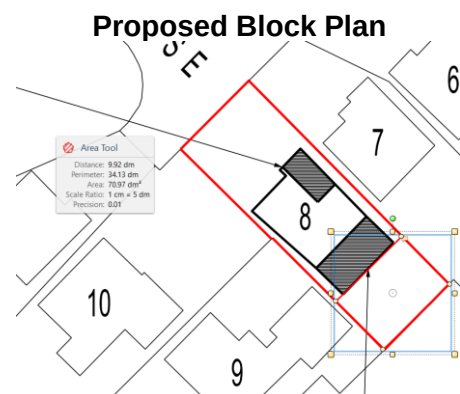
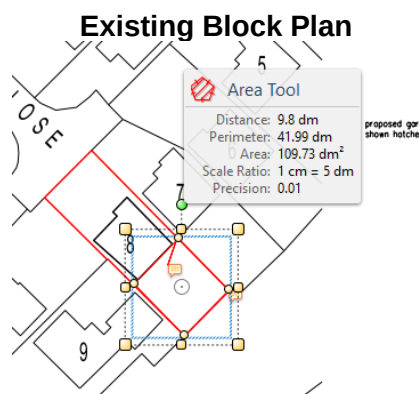
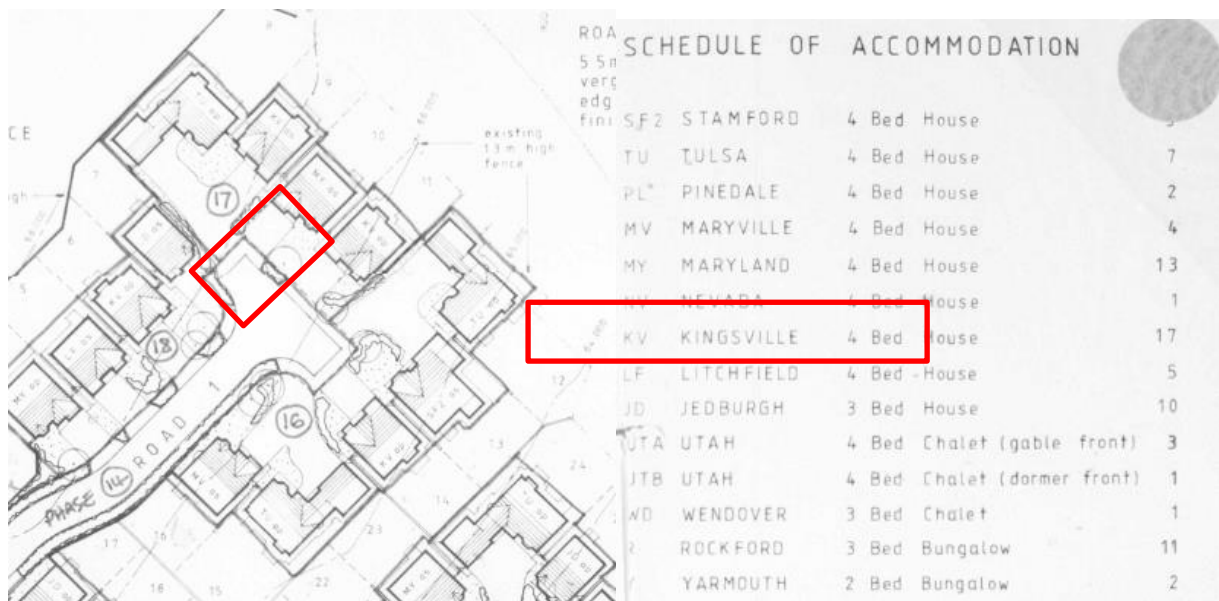


The existing footprint of the dwelling is approx. 72sqm and post development this will increase to approx. 101sqm and so in terms of scale the extension is considered acceptable.

In terms of design the proposal is considered to be acceptably designed and of appropriate scale and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The existing property has a garden area which measures approx. 109sqm. The original approved plans for this property show this is a 4 bedroom dwelling. Post development the garden space will be approx. 70sqm.



The Councils adopted residential layout guidance sets the below minimum garden standards:

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 garden area will be below the preferred standards, however on balance a refusal on this basis is considered to be unsustainable at appeal level.

Neighbouring Amenity

Due to the siting and proximity from common boundaries the proposed extensions and outbuildings are not considered to harm the amenities of neighbouring properties as there are no windows proposed in flank elevations which may impact privacy, furthermore the scale of the development is not excessive to the extent that it would harm light or outlook to neighbouring properties.

The proposal therefore complies with the requirement of CS19 Local Plan Core Strategy and SPG2 Residential Layout Guidelines (2020).

Parking and Highways

The proposal will result in the loss of a parking space by converting the garage however there is sufficient parking on the front drive to serve the needs of the occupants and so the proposal complies with SPG2 – KCC Parking Standards (2006).

Conclusion & Recommendation

On balance the proposed extensions are considered acceptable and appropriately designed in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19/09/2023	Dated:	22 September 2023