

Delegated Report

Householder Planning Application

Planning Application No: 20230285

Location: 80 Downs Road Istead Rise Gravesend Kent

Description: Erection of a ground floor rear extension, enlarging of first floor dormers and garage with office over.

Applicant: Mr Ben Knowles

Site Visit Date: 25.04.2023

Submitted Documents/Plans

- Application Form
- Drawing No: 10136/02 (Existing Elevations)
- Drawing No: 10136/08 (Site Location Map and Proposed Block Plan)
- Drawing No: 10136/07 (Existing Garage Plans and Elevations)
- Drawing No: 10136/01 (Existing Floor Plans)
- Drawing No: 10136/05 (Proposed Elevations)
- Drawing No: 10136/04 (Proposed First Floor Plans)
- Drawing No: 10136/08 (Proposed Garage)
- Drawing No: 10136/03 (Proposed Ground Floor Plan)
- Drawing No: 10136/06 (Proposed Sections)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19480941	The erection or making of one double and two single garages.	Permitted	26.07.1948
19860039	Erection of 3 8m high retaining wall and erection of double garage at the front with parking space alongside	Permitted	24.02.1986

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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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)
- Gravesham Landscape Character Assessment (2009)

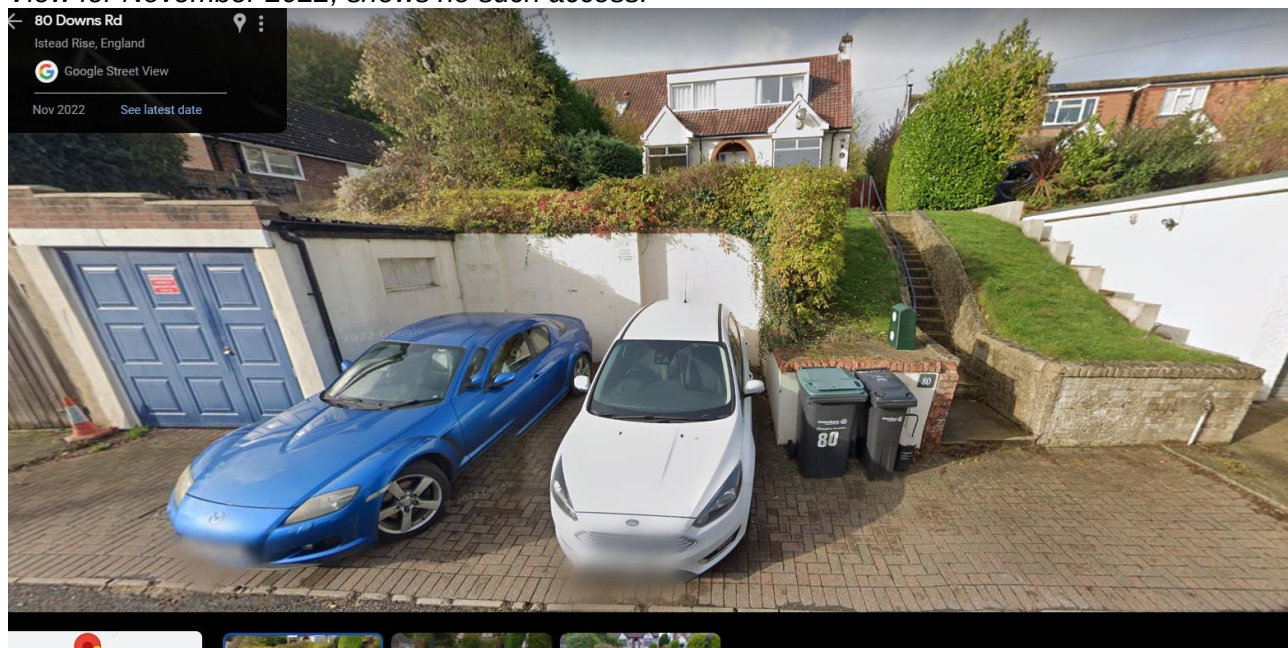
Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

The first thing I note is the block plan shows a driveway to the front of the building, yet the Google Street View for November 2022, shows no such access.



As I believe the construction of any driveway would require planning permission, this extra parking has been discounted. I also note the garage has been widened, so I believe the description is incorrect in the consultation letter, although the application form may be correct, it is confusing.



Two parking spaces would comply with current guidance and the garage will be large enough to provide this, and there is scope to provide cycle storage within the garage. I therefore have no objections, even though the property is enlarged from two to four bedrooms.

I do have concerns regarding the size of the size of the proposed office which appears large for a home office. I note however that no domestic facilities are provided, and these would have to be shared with the house. Providing the office is not used for the operation of a commercial business from the property I have no objections, but any change would result in the need to reassess the car parking provision.

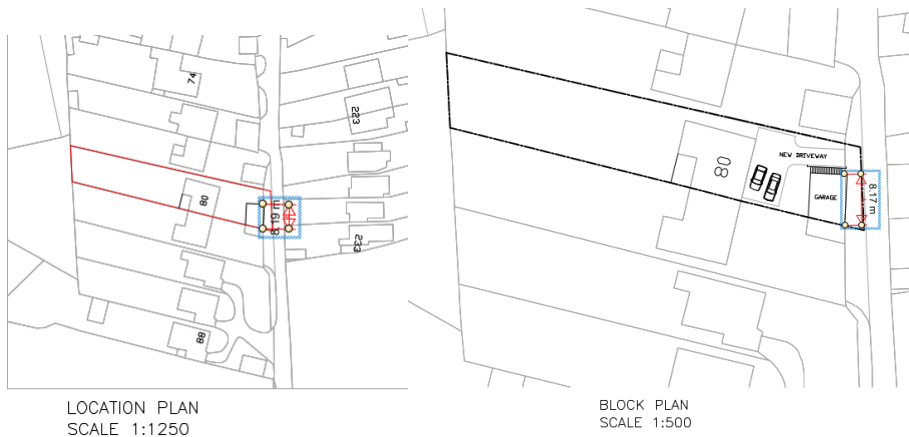
Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 19.05.2023 and no comments were received.

Analysis

Procedural Matters

The proposal includes a site location map and a proposed block plan. In these plans the garage as shown as having a width of approx. 8m on both the location map and the proposed block plan. Furthermore it is noted that the description does not include the proposed driveway, however should permission be forthcoming a revision to this would be requested.



Proposal

The proposal consists of several elements. The first is for the erection of a ground floor rear extension, the extension will be built inline with an existing rear projection and will have a depth of approx. 3.6m and an approx. width of 5m. The extension will include two windows in the rear elevation and will serve a kitchen.

The proposal also includes enlarging of the front and rear dormers of main dwelling. The front dormer will be extended to have a width of approx. 9.9m and a height of approx. 1.6 and a depth of approx. 1.6m. The rear dormer will be partially extended on top of the existing single storey rear projection and the proposed single storey rear extension. It will have a width of approx. 9.9m, a depth of approx. 2.8m and a height of approx. 2.2m. The rear elevation will also include a first floor extension to a rear facing gable so that it extends up onto the first floor. The changes will increase the number of bedrooms from 2 to 4 bedrooms.

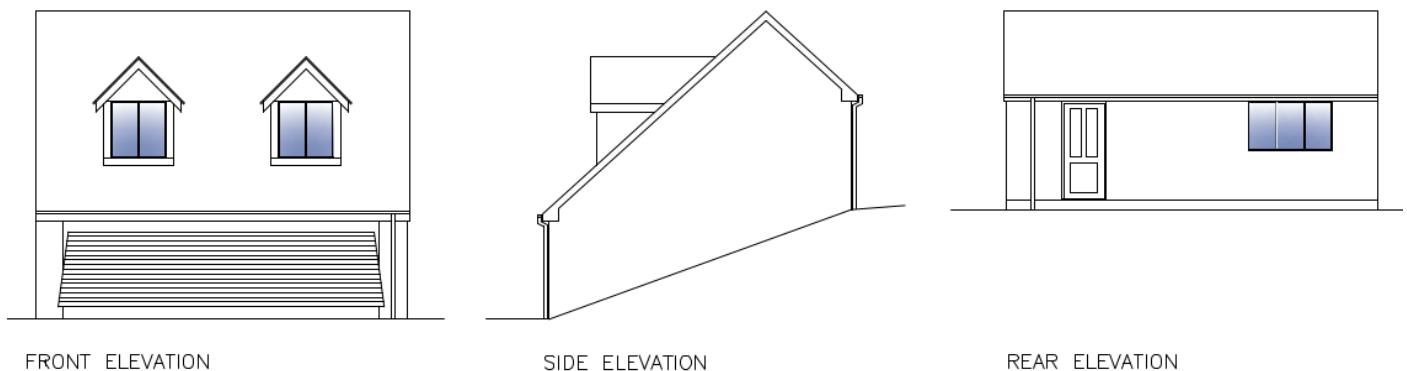
Existing Elevations



Proposed Elevations



The proposal also shows an extension to the existing garage including a first floor over. The proposed garage will have a width of approx. 8.1m and a depth of approx. 6.5m. The garage will be positioned on an incline and so it will have a height of approx. 6.6m from the main street and 4.3m from the rear elevation. The garage will have a cat slide style roof which will include an up and over door in the front elevation and two dormers in the roof slope which will serve the office. In the rear elevation there will be a window and a door to allow for access from the garden into the garage.



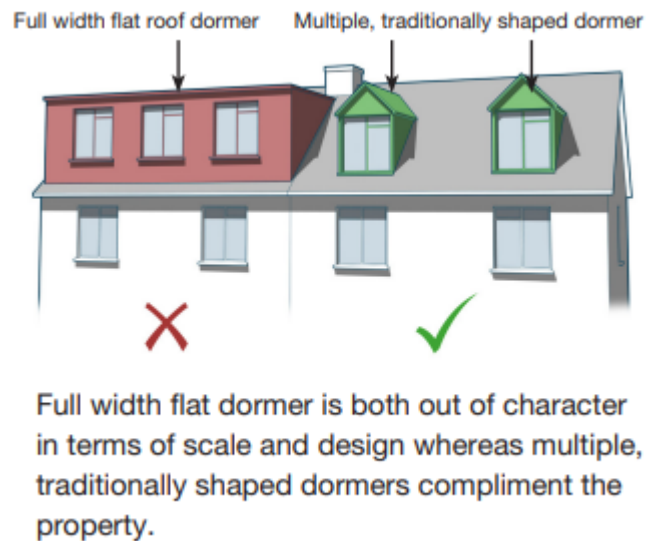
The proposed drive will have a depth of approx 6m and a width of approx 11m, no details are provided in relation to the finish of the drive.

Character and Appearance

The application site is a semi detached bungalow situated in a rural settlement which is inset from the greenbelt. The property adjoins No 82 which forms the other half of the semi. The site has been extended with front and rear dormers and has a front garden which is situated on a steep incline which slopes down the road, the property is therefore accessible via steps. The existing garage is built on the same level as the main highway with the garden area contained behind it, it is attached to the neighbouring garage and so there is a shared party wall. The garage is a later addition to the property and was constructed circa 1986



The proposal seeks to extend the existing front dormer of the property. The current dormer has been in place for a considerable amount of time however it does not appear to be an original feature. Whilst front dormers are a common addition in the area the proposed dormer would have a width almost the same as the main roof. Below is an extract from the Council's adopted design guidance.



Policy CS19 of the Local Plan Core Strategy 2014 states that "New development will be visually attractive and fit for purpose and locally distinctive". The proposed dormer characterises poor design and is harmful to the character of the host dwelling.

The proposal also shows an extension to the existing dormer in the rear roof slope including a first floor extension. The rear dormer would not be as visually prominent as the front dormer, however this dormer is larger in terms of height.

The council's design guidance states;

Alignment of Windows: Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.

The proposed dormer would result in misaligned fenestration which does not reflect the windows of the existing dwelling. Furthermore, the proposed dormer would introduce a significant amount of bulk and massing which would overwhelm the roof and so the site would appear overdeveloped. The first floor extension would result in a rear facing gable which would have eaves which exceed the height of the original dwelling. This is unacceptable and constitutes poor design. The single storey rear extension is acceptably designed and is a subservient addition to the dwelling.

The proposed extension to the front garage and subsequent addition of the first-floor office is concerning as this garage would almost appear as an entirely separate dwelling. The plans do not show an internal

staircase in the garage so it is presumed the garage is accessed via the garden, however the proposal shows the garden will be changed into a driveway which would require changes to the land levels for a car to be able to get onto it. The plans fail to demonstrate the changing land changes and the subsequent impact this would have on the neighbouring gardens land as a retaining wall would be required to support the adjoining garden. It is also unclear how the subsequent drive would impact the host dwelling and how the land level changes would impact access into the dwelling. Furthermore, such development is unseen within the existing layout of the area and would set a harmful precedence.

The proposed alterations to the garage are unacceptable, the extension and introduction of a first-floor area would result in a cramped over-development of the site that would be out of keeping with the character and appearance of the layout of the residential properties in the surrounding area. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 130 the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The application site benefits from a generous garden and so post development there will be sufficient private amenity space to serve the needs of the development.

Post development the proposed bedrooms will be served by adequate natural light and ventilation, however bedroom 4 will be slightly below the preferred standard as it measures approx. 7.25sqm which is below the 7.5sqm in the council's technical standards, however on balance as the bedroom is only marginally below the set standard it is deemed acceptable.

Neighbouring Amenity

The proposed alterations to the host dwelling are not liable to harm the amenity or privacy of the adjoining occupier. The single storey rear extension is of a subservient appearance and not excessive in height and due to the path of the sun there will not be any loss of light to the neighbouring property.

The proposed garage is in a prominent position as it will be situated at the front of the property and closer to the properties opposite, however it will be positioned over 21m away from the opposite properties and so it meets the requirements of the council's privacy standards.

The office is however positioned approx. 11m away from the front of the adjoining bungalow, due to the path of the sun it would not harm light levels to this bungalow. There is a window proposed in the rear elevation of the office which faces towards No.82, however as the office is not regarded as a habitable room this would not be considered to impact the neighbouring property. Furthermore the 45 degree test was carried out and the increase to the garage does not restrict outlook.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The application site does have adequate parking provision in its current states, however the proposed driveway would be a significant engineering operation for which the applicant would need to submit further details relating to the proposed finishing of the drive and the extent of alterations to the land levels. In the absence of such information, should permission be forthcoming a condition would be imposed to ensure that such information is submitted and approved before any works can commence.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on

the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed extensions will result in development which constitutes over development due to their bulk and scale and reflect poor design which is not subservient to the original property contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

The proposed alterations to the garage are unacceptable, the extension and introduction of a first-floor area would result in a cramped over-development of the site that would be out of keeping with the character and appearance of the layout of the residential properties in the surrounding area. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 130 the National Planning Policy Framework 2021.

The proposal is contrary to planning policy and is recommended for refusal.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23/05/2023	Dated:	23rd May 2023