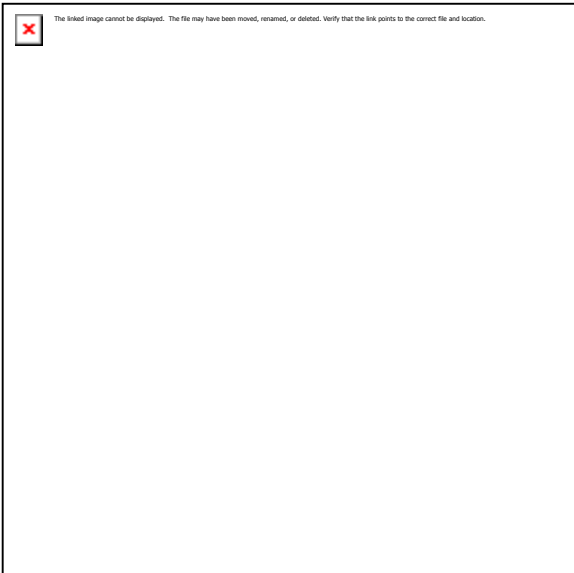




Delegated Report

Householder Planning Application

Planning Application No: 20220281

Location: 51 Goodwood Crescent Gravesend Kent DA12 5EY

Description: Erection of a two storey side extension, erection of a single storey rear extension and a front porch.

Applicant: Mr Arfan Saleem

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 15/03/2022
- Drawing No: 51GC/A3/01 (Site Location Map & Existing Elevations) Received 15/03/2022;
- Drawing No: 51GC/A3/02 (Existing Ground and First Floor Plans) Received 15/03/2022;
- Drawing No: 51GC/A3/03 (Proposed Ground Floor Plan) Received 15/03/2022;
- Drawing No: 51GC/A3/04 (Proposed First Floor Plan) Received 15/03/2022;
- Drawing No: 51GC/A3/05 (Proposed Elevations) Received 15/03/2022;
- Drawing No: 51GC/A3/06 (Existing/Proposed Block Plans) Received 15/03/2022;

Relevant Planning History

Reference	Description	Decision	Decision Date
20211539	Erection of a two storey side extension, single storey rear extension and a front porch.	Refused	31.01.2022

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)

Consultations, Publicity and Representations

GBC – Highways Officer

“The property will have two parking spaces which is deemed adequate, as the prayer room has the potential to be used as a bedroom, there should be the provision for the secure parking of one cycle to comply with SPG4.

No objections”

Neighbouring properties

The application was advertised by way of letter to surrounding properties. The consultation period expired on 7th April 2022 and no comments were received.

Analysis

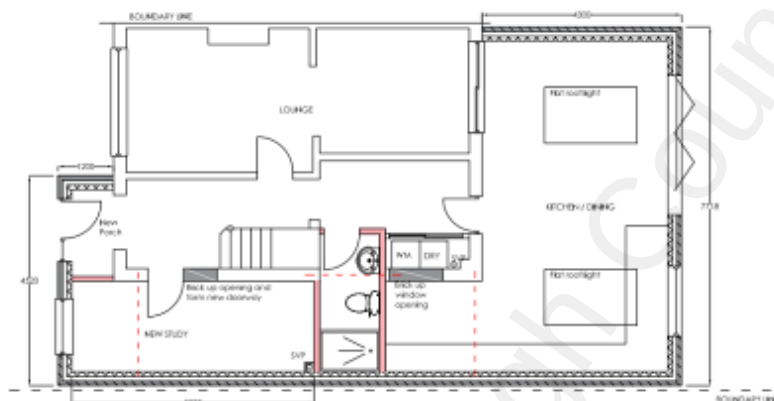
This application is a resubmission of the previously refused application reference 20211539 for a two storey side extension, single storey rear extension and front porch, which was refused on the following ground;

1. *The proposed extensions due to their scale and appearance would result in a development which is not subservient to the original dwelling and results in insufficient amenity space for future occupiers contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPG2 Residential layout guidelines (2020), SPD4 - Householder Extensions/Alterations Design Guide (2021) and Paragraph 130 of the National Planning Policy Framework (2021).*

Proposal

The proposal seeks the erection of a two-storey side extension, erection of a single storey rear extension and a front porch.

The porch will project 1.2m and span 4.5m, across the side extension. The porch will have a height of approx. 3.1m and will be finished with a monopitch roof. There will be a door in the front elevation of the porch and the extension will include a window which will serve a newly formed study room.



The two storey side extension will be 2.2m wide and will have an approx. depth of 7.6m. The extension will have a height of approx. 7.1m and include a window in the front and rear elevation. The extension will allow for the creation of an additional prayer room at first floor level and increased living space at ground floor level.



The single storey rear extension will project 4.3m and span 7.7m (across the proposed side extension) with an overall height of approx. 2.8m. The extension will be finished with a flat roof and include two roof lights

and a window and bifold in the rear elevation. The extension will allow for a kitchen/dining area.

Character and Appearance

The application property is a two storey semi-detached house in use as a single family dwelling. A previous application under reference 20211539 for the erection of a two storey side extension, single storey rear extension and a front porch was refused on the grounds of poor design and lack of amenity space. The current proposal is a reworking of the previous application, so for the current application to gain approval the previous ground for refusal must be sufficiently addressed.

The proposed single storey rear extension has been reduced from a depth of 5.2m to 4.3m and allows for a more balanced development. The extension is suitably designed and will not impact the main streetscene as it is not visible from a public vantage point.

The front porch is acceptably designed with a monopitch roof and includes a front projection which would accommodate a newly formed study at ground floor level which would have a window in the front elevation. This element of the proposal is acceptable.

The two storey element of the proposal under the previous submission was built flush with the front elevation and the ridge height built in line with the existing. This formed the reason for refusal of the previous application. As can be seen below, the applicant has sufficiently revised the plans to reduce to ridge height and set the extension behind the main elevation at first floor level to allow for a more subservient addition. This accordance with the guidance in the Gravesham Householder Extensions/Alterations Design Guide (2021).

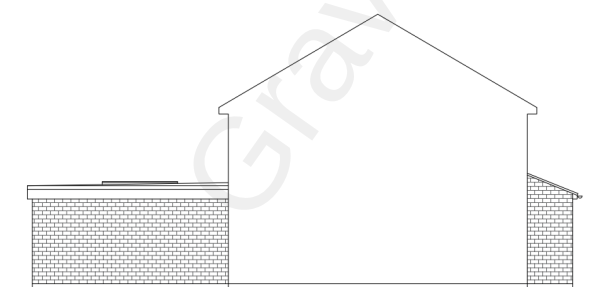
Previous application refused under reference 20211539



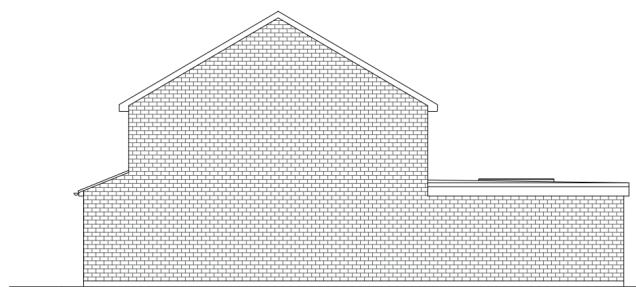
Rear Elevation



Front Elevation

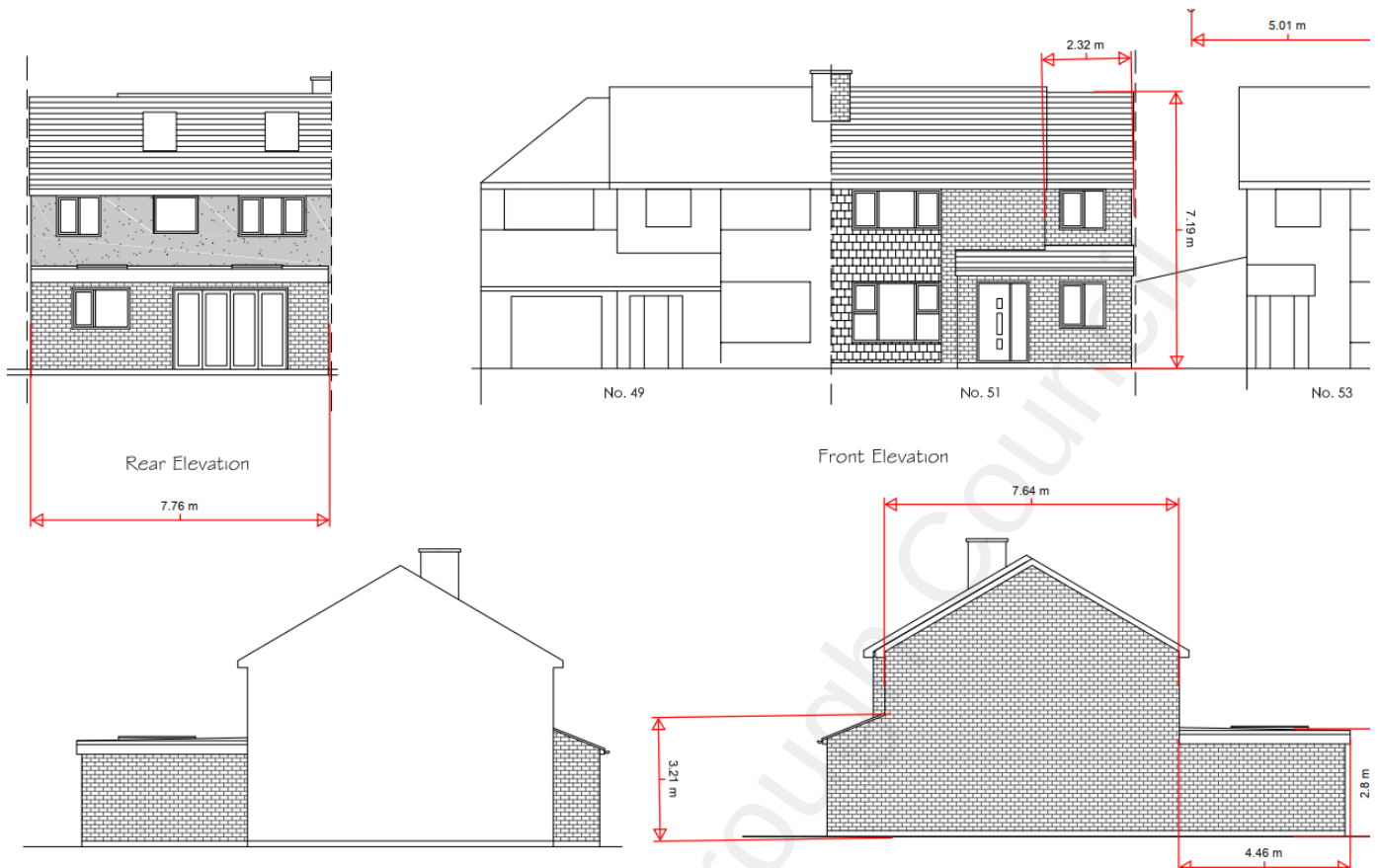


Side Elevation



Side Elevation

Current Application



The revised application sufficiently addresses the previous reason for refusal. The revised application is acceptable and will not hinder the character of the area as there are several examples of similar extensions in the area. The proposal satisfies the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The new room which will be formed at first floor level annotated "Prayer Room" has a floorspace of 5.4sqm. As the plans show this room as a Prayer Room and not a bedroom, the proposal is acceptable as the room would not be assessed as a habitable room.

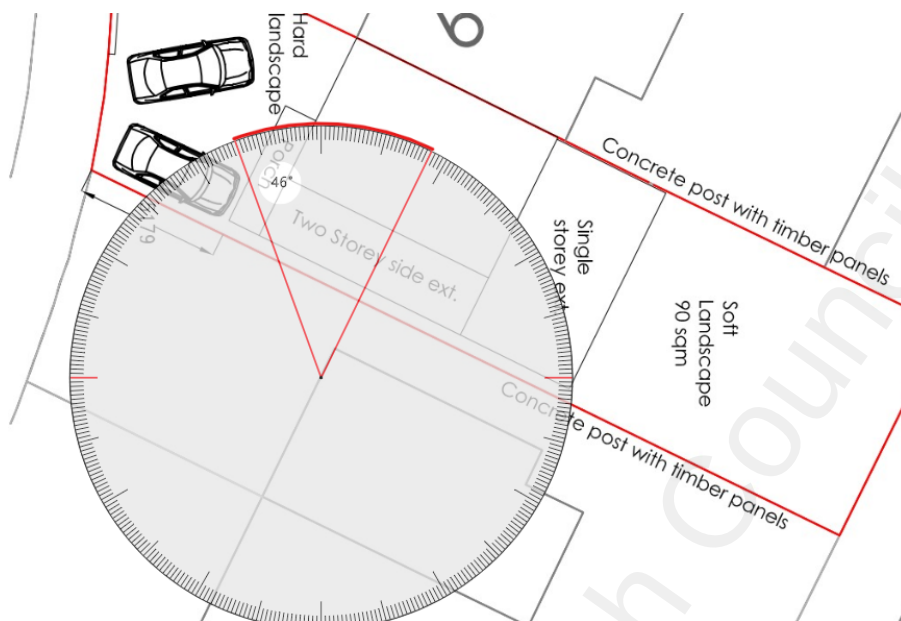
Post development the garden would retain 90sqm of private amenity space for the occupiers of the property. The preferred standards for a three bedroom property are 60sqm and 100sqm for a four bedroom property. In this instance the presumption is the property will have three bedrooms with the fourth room being used as a prayer room in which case the proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential layout guidelines (2020).

Neighbouring Amenity

The proposed development is not liable to harm the amenity of the adjoining property known as No.49 Goodwood Crescent as this property will only see the single storey element of the proposal. The single storey extension is modest in height and there are no windows proposed in the flank elevations so the privacy of this occupier is maintained.

The neighbouring property known as No.53 Goodwood Crescent would see the two storey element of the proposal come closer to the shared boundary line. However the main buildings would be approx. 2.5m apart. No 53 is also set behind the application property and has a single storey side projection which appears to be a wooden garage which is most likely used for storage. The extension would be situated very close to this shed, however it is not considered to cause material harm. The proposal ever so slightly falls foul of the 45degree rule, but given the distance between the properties and the fact no objection have

been received, there is not considered to be a detrimental loss of light;



In terms of privacy, the proposal does not include any windows in the flank elevation and so the privacy of this property is maintained. It is noted that there is a window in the flank elevation of No.53, however this window most likely serves a hallway and not a habitable room on which it could have a material impact.

Due to the path of the sun the proposed extension would not block out any of the sunlight to the neighbouring property and so there are no concerns in this regard.

In order to further maintain privacy a condition will be imposed to ensure there are no windows in the flank elevation.

The proposal is considered to safeguard the amenity of adjoining occupiers and is therefore compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal shows two parking spaces on the front drive which is adequate and in accordance with parking standards.

Conclusion & Recommendation

The proposal adequately addresses the previous reasons for refusal. The current application is acceptable and compliant with Policy CS19 of the Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021), therefore permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5th May 2022	Dated:	05 May 2022

Gravesham Borough Council