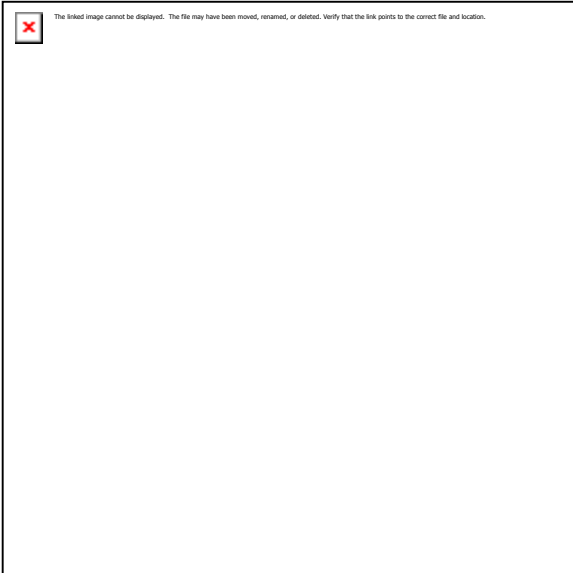




Delegated Report

Householder Planning Application

Planning Application No: 20220442

Location: 42 Franklin Road Gravesend Kent DA12 5SX

Description: ****REVISED DESCRIPTION****
Erection of part two storey, part single storey rear extension and single storey front extension.

Applicant: Mr Rodney Ballanger

Site Visit Date: 15 June 2022

Submitted Documents/Plans

Application form;
Location Plan;
Front, Rear, North & South Elevations Existing;
Front, Rear, North & South Elevations Proposed (Revised);
Ground & 1st Floor Existing Layouts; and
Ground & 1st Floor Proposed Layouts.

Superseded

~~Front, Rear, North & South Elevations Proposed~~

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

KCC Heritage – No response.

Neighbouring properties

5 surrounding properties were consulted with an overall consultation expiry date of 17 May – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling in urban area of Gravesend and within an Area of Archaeological Potential. The property has a conservatory at the rear.

Design, Character and Appearance

The Householder Extensions/Alterations Design Guide (2021) states the following in regards to two storey rear extensions:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.

In this case the two storey rear extension would be 5m at ground floor level and 4m at first floor level. The original host dwelling is 6.4m. Both elements are therefore fairly deep but are just about considered to not over dominate the host dwelling. The two storey extension is set down from the ridgeline and is considered subservient in height with a sympathetic gable roof design which would be in keeping with the roof of the main dwelling. The flat roof of the single storey extension is considered acceptable being that it is at the rear and a ground floor level extension. The single storey element would extend across the width of the host dwelling which is considered acceptable at single storey level; the first floor extension would extend across the northern half of the rear elevation at a width of 4.8m. With the whole of the width of the host dwelling being 7.7m in width, the first floor of the extension would be 1m greater than half the width of the host dwelling but the extension would not appear overly dominant as there would still be a sufficient amount of the first floor of the rear elevation visible. The window in the rear of the property at first floor level would be similar to the existing first floor rear window.

The single storey front extension is large but it is noted there is a very similar extension at no. 40 Franklin Road which was permitted under ref. 20000420. It is the same size with a pitched roof. On the basis of the presence of the extension at no. 40 no objections are raised in design terms to the proposed front extension.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The property would increase from a three to a four bedroom dwelling. The existing garden has an area of 143 sq. m and a rear garden depth of 16.5m. The resultant garden area and depth after the proposal would be 123 sq. m and 14.3m. Therefore the property would still achieve the minimum garden area and size for a four bedroom property as set out in SPG2. The double bedroom proposed would be 15.3 sq. m which would exceed the minimum standard as set out in the Technical Housing Standard. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The neighbouring property to the south is no. 44 Franklin Road which is the adjoining semi. This property has no rear extensions and the nearest openings in the rear elevation are a set of doors serving a living

room at ground floor level and a window serving a bedroom at first floor level. The single storey element of the extension at 5m deep would project beyond the 45 degree line from the ground floor living room doors on plan but not elevation. As it would not fail on both plan and elevation this denotes there would be no undue overshadowing to this living room. The proposed first floor element being set in 2.8m from the boundary line with no. 44 would not fail the 45 degree line on either plan or elevation from either the ground floor living room or the first floor bedroom thereby denoting there would be no overshadowing to either of these rooms from the first floor element of the proposal. There are no windows in the south flank elevation of the extension therefore no overlooking to no. 44.

The neighbouring property to the north is no. 40 Franklin Road. There is a distance of 3.7m between both flank elevations of the dwellings. The nearest openings on the rear of no. 40 are a door serving a kitchen and a window serving a shower room. These are non-habitable windows and in any case due to the distance between the properties the proposed part two storey, part single storey rear extension would not project beyond the 45 degree line from either of them. There are no windows proposed in the north flank elevation thereby no overlooking to no. 40.

The proposed single storey front extension due to its scale and set in from the side boundaries of the dwelling would not cause any overshadowing to either nos. 40 or 44 Franklin Road; there are no windows in either flank so no overlooking to either property.

In respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The property would increase from a three to a four bedroom dwelling. SPG4 states a maximum of 3 spaces per dwelling. In this case the property has a garage to the rear with some space in front possible for a further vehicle, therefore it is considered there is sufficient off-street parking. There is also sufficient on-street parking in Franklin Road. In respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is considered acceptable in respect of design, character and appearance, amenity of occupiers and neighbouring properties and parking and highway safety. As such permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	17th June 2022	Dated:	17 June 2022