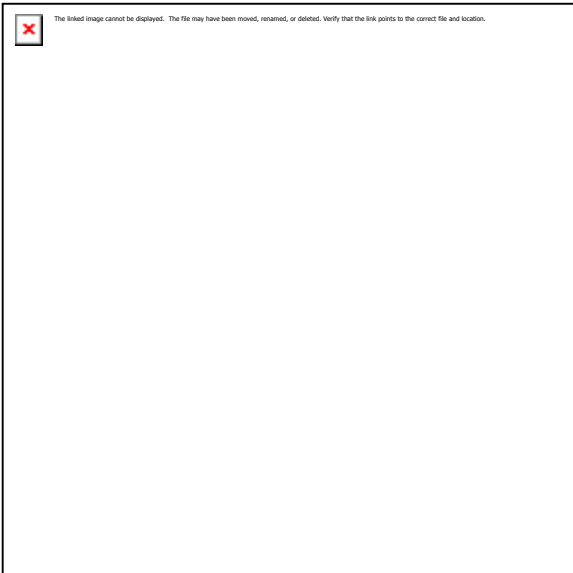




Delegated Report

Planning Application

Application no: 20220244

Location: 42 Haig Gardens Gravesend Kent DA12 1NE

Description: Erection of a two storey side extension and erection of a dormer extension in the rear roof slope, 2no. roof light windows in the front roof slope and conversion of the loft space to form an additional floor space.

Applicant: Mr Nick Suddi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form
- Site Location Map
- Existing Block Plan
- Drawing No: 210072_ARC_100_01 (Existing Plans)
- Drawing No: 210072_ARC_200_01 (Existing Elevations)
- Drawing No: 210072_ARC_300_01 (Proposed Plans)
- Drawing No: 210072_ARC_400_01 (Proposed Elevations)
- Proposed Block Plan

Superseded Plans

- Drawing No: 210072_ARC_400_01 (Proposed Elevations) Received 07/03/2022;
- Proposed Block Plan Received 12/04/2022;

Relevant Planning History

Reference	Description	Outcome	Decision Date
19900337	Erection of 2 & 3 storey resid. dev. comprising of 18no. 3-bed and 9no. 2-bed dwellings, 21no. studio flats, 12no. 1-bed and 22no. 2-bed flats and 5no. 2-bed coach houses with assoc. garaging, carports and parking spaces, laying out of an access road via Alanbrooke and an estate road.	Permitted	12.03.1991

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

KCC Heritage

“The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.”

GBC – Highways Officer

A 4 bedroom property should have 2 parking spaces. There appears there may be sufficient space in the front garden, but without the block plan showing the porch and the highway boundary, not property, it cannot be stated as an absolute.

Given the car parking would in future be side by side, (indeed this type of parking already seems to be in

use) the crossover would need extending to ensure that the footway is fit for purpose, that does not appear to be currently the case, given the different materials used for the footway and the proximity of the lamp column. It is noted that the paving was extended between April 2012 and May 2018.

Kent Highways require a minimum distance of 6 metres from the highway to a door to the property to ensure there is free pedestrian access and perhaps more importantly egress in the event of an emergency.



Google Street View May 2018



Google Street View April 2012.

My view with the information available the application should be refused or a parking plan needs to be dimensioned and submitted prior to a decision being made. The parking plan must clearly show the front wall of the dwelling, the porch and the highway boundary. In addition the lamp column may require relocation and as this would have to be at the applicant's expense, all highway works should be completed prior to commencement of the main development.

Neighbouring properties

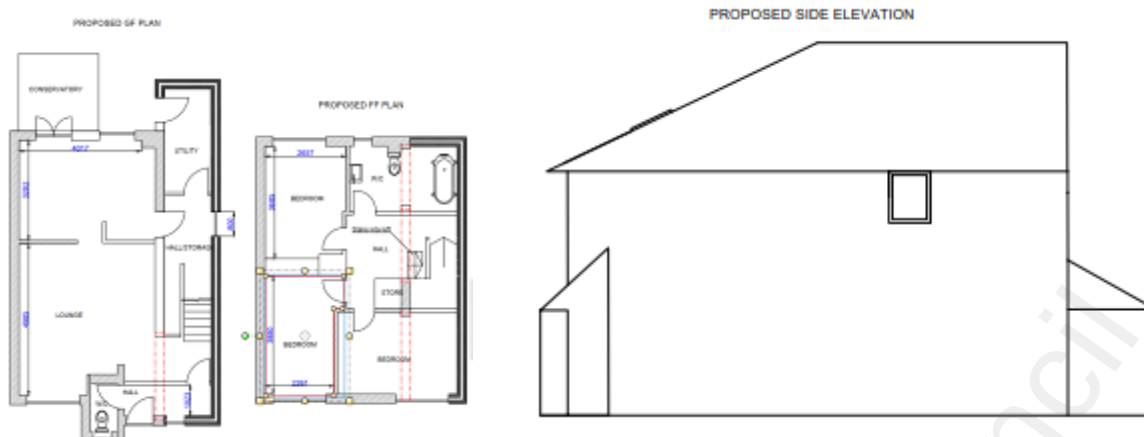
The application was advertised by way of letter to 7 surrounding properties. The consultation period expired on 9th May 2022 and one representation was received. The main points raised in the objection were:

- Height and Proximity to an adjoining boundary
- Over shadowing and Loss of Day light
- Loss of Privacy
- Inconsistency in submitted plans

Analysis

Procedural issues

It was noted that the submitted plans show a proposed window at ground floor level of the side extension, however the proposed elevations show this window at first floor level. This inconsistency is subject to an objection received from a neighbouring property. It is also noted that the porch is not shown on the proposed block plan.



Proposal

The proposal seeks the erection of a two storey side extension and erection of a dormer extension in the rear roof slope, 2no. roof light windows in the front roof slope and conversion of the loft space to form an additional floor space.

The two storey side extension will project approx. 1.8m from the southern elevation and will a span approx. 11.3m. The side extension will be set away from the shared property boundary by approx. 0.6m and will allow for the creation of a hallways, utility and storage at ground floor level. There will also be a window in the front elevation at ground floor level.

At first floor level the proposal will allow for larger bedrooms and bathroom as well as a larger hall way to allow for the turning stairway which will allow for access to the fourth bedroom in the roof space. At first floor the extension will include the relocation and resizing of the front window serving the bedroom. To the rear there will be no changes to the fenestration at first floor level.

In the roof space the dormer will be constructed in line with the ridgeline and will span the entire width of the roof and will be built in line with the rear elevation. The dormer will include two windows of which one will serve the ensuite bathroom and the other will serve the bedroom.

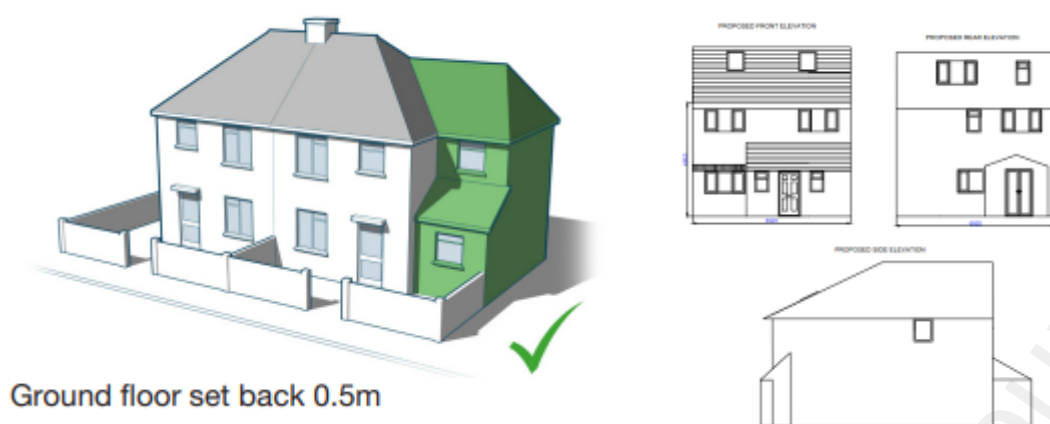
Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property has a conservatory to the rear which was most likely built under permitted development rules. Asides from the conservatory there are no other obvious alterations. Many of the properties within the vicinity have been extended, with some extensions spanning over two floors. The neighbouring property known as No 41 Haig Gardens has a double storey rear extension in place.

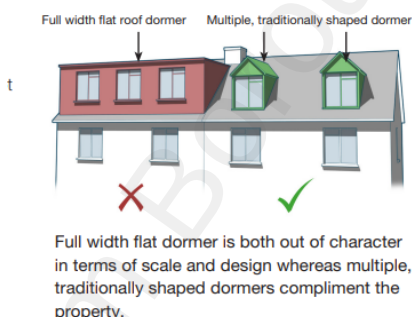
The proposed double storey side extension would be built within the property boundary and is proposed to be set back approx.0.6m from the boundary. Whilst the property would be set back from the boundary it would be very close and would potentially result in a terracing effect.



The council's adopted standards (SPD4 - Householder Extensions/Alterations Design Guide (2021)) states that a two storey side extension should be set back and set below the main ridge. As can be seen the proposal shows a continuation of the existing ridge line and does not set the extension down or below.



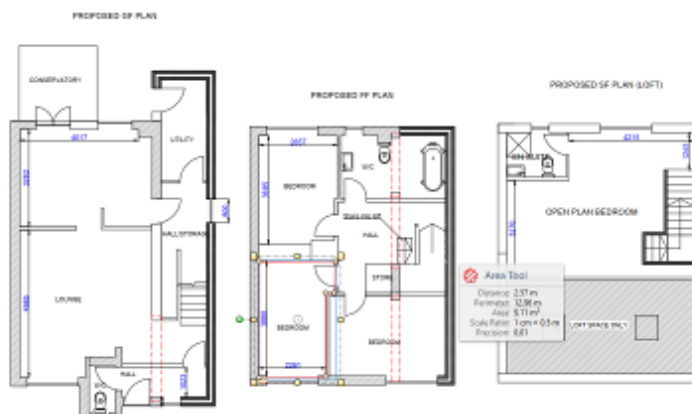
The proposed rear dormer has been designed so that it is built in line with the rear elevation and spans the entire width of the roof. The dormer would almost give the property the appearance of a block of flats and is an unacceptable harmful addition to the host dwelling. The set standards in SPD4 - Householder Extensions/Alterations Design Guide (2021) indicate that a dormer should be set below the main ridge and set back from the eaves. A dormer should also not span full width. Furthermore the fenestration is misaligned with the existing fenestration at ground and first floor level which gives the development a clumsy poorly designed appearance in addition to the previously mentioned concerns.



The proposed alterations constitute poor design and an incongruous harmful addition to the property which will result in the appearance of excessive bulk and massing to the property which is contrary to SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 of The Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the garden area will measure approx. 60sqm with a depth of approx. 7.6m from the rear elevation of the proposed two storey rear extension. The proposed plans show the property will have a total of four bedrooms post development.



The set standards in SPG2 – Residential Layout Guidelines (2020) states that a property of this size should have a garden area which has a minimum depth of 10m and an area of 100sqm. The proposal would result in a property which falls significantly below the minimum standards and is contrary to SPG2 – Residential Layout Guidelines (2020) and CS19 of The Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal is not liable to impact light outlook or privacy to the adjoining property known as No.43 Haig Gardens as the two storey extension is situated to the southern side of the property. The rear dormer whilst large, would not impact on light or outlook to this property, however should permission be forthcoming a condition would be imposed to ensure the window serving the bathroom in the dormer is retained as obscure glazed and top hung.

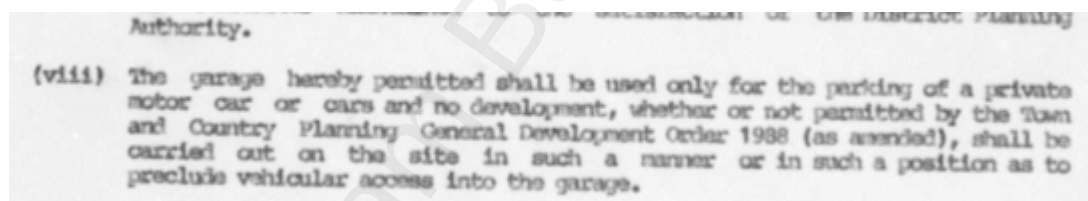
The proposal is not liable to impact light level to the neighbouring property known as No.41 Haig Gardens as this property already has a larger two storey rear extension which is built up to the boundary. The proposed extension would sit behind this extension and due to the path of the sun there would not be any material harm in terms of loss of light or outlook.

It is noted that the neighbouring property does have a window in the northern flank elevation which faces the proposed extension, however as the window serves a bathroom there are no concerns relating to light and outlook to this window. However this window would potentially be situated in close proximity to a window serving a first floor level window which is shown on the proposed elevations. If the window at first floor level is correctly shown then a condition would be imposed on this window to ensure it is obscure glazed and fixed shut to maintain neighbouring privacy.

The window shown at ground floor level which is set to serve a hall way would not impact the privacy of the adjoining occupier as this property has no windows at ground floor level.

Parking and Highways

The proposal would result in a requirement for additional parking whilst resulting in the loss of a garage. The existing garage is conditioned to ensure it is retained as a parking space.



It is also noted from google streetview that the area does not have a lot of scope for off road parking and so the applicant must be able to demonstrate off road parking to serve the development. It is also noted that the proposal has inconsistencies in the submitted block plan and so it is not possible to determine whether there is any scope for adequate off road parking.

Conclusion

The proposal fails to constitute good design and would result in an incongruous harmful addition to the property which will result in the appearance of excessive bulk and massing to the property which is contrary to SPD4 - Householder Extensions/Alterations Design Guide (2021) and CS19 of The Local Plan Core Strategy 2014.

The proposal results in an unacceptable amenity provision for existing and future occupiers and is therefore contrary to SPG2 – Residential Layout Guidelines (2020) and CS19 of The Local Plan Core Strategy 2014.

Recommendation:

Refusal

For detailed reasons for refusal please see draft decision.

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	27th May 2022	Dated:	27th May 2022

Gravesham Borough Council