



Delegated Report

Householder Planning Application

Planning Application No: 20240802

Location: 103 Jubilee Crescent Gravesend Kent DA12 4JQ

Description: Erection of a two storey side extension to form kitchen, family room, wc, bedroom and ensuite with 2 car parking space to the frontage.

Applicant: Stanley Mushawatu

Site Visit Date: 29.10.2024

Submitted Documents/Plans

- Application Form
- Drawing No: SM/09 (Proposed Parking Plan)
- Drawing No: SM/10 (Proposed Parking Area Elevations)
- Drawing No: SM/01 (Site Location Plan)
- Drawing No: SM/02A (Existing/Proposed Block Plan)
- Drawing No: SM/03 (Existing Plans and Elevations)
- Drawing No: SM/04A (Proposed Ground Floor Plan)
- Drawing No: SM/05A (Proposed First Floor Plan)
- Drawing No: SM/06A (Proposed Front Elevation)
- Drawing No: SM/07A (Proposed Rear Elevation)
- Drawing No: SM/08A (Proposed Side Elevation)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240515	Demolition of existing storage buildings and erection of a two storey side extension, to form an additional kitchen, family room, WC, bedroom and en-suite.	Refused	09.08.2024

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 (2023) 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 9 - Promoting sustainable transport
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 16 surrounding properties. The consultation period expired on 04.10.2024 and one objection was received.

The main points raised in the objection were:

“Will block our view out of our back garden and will block the light coming in”

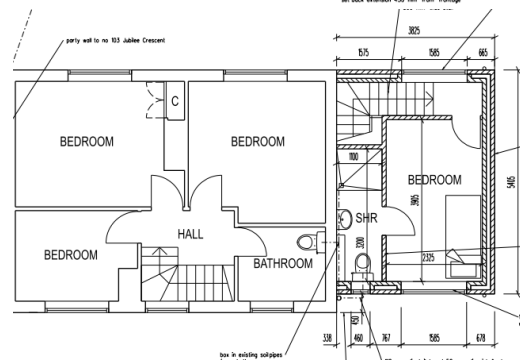
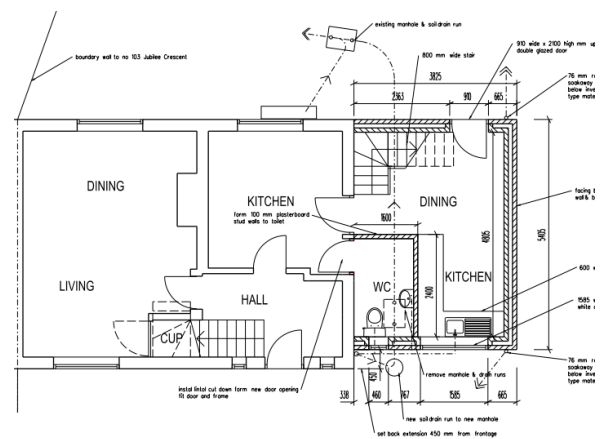
Analysis

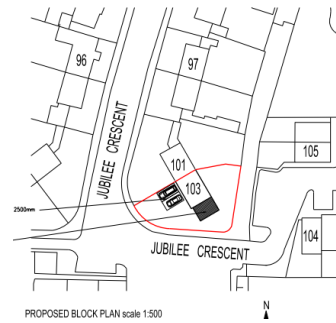
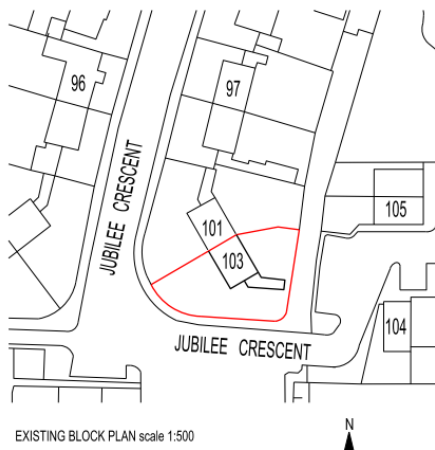
Proposal

The proposal seeks to erect a two storey side extension to form an additional kitchen, family room, wc and bedroom with ensuite at first floor. The proposal also seeks to create a hardstanding to facilitate two parking spaces in the front garden.

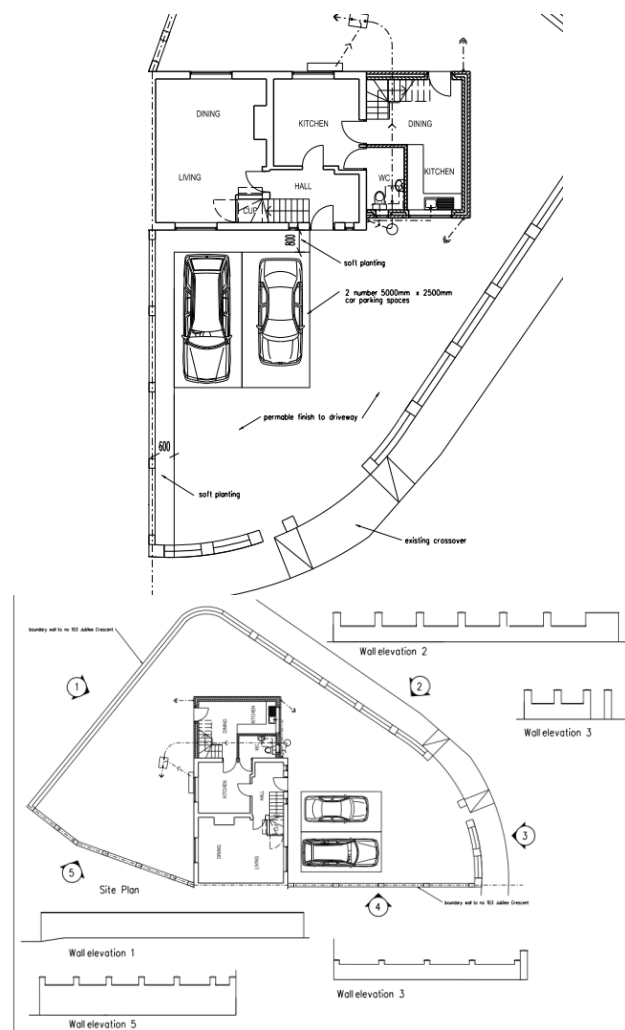
Existing

Proposed





Proposed Parking Plans



Background

The current proposal is a resubmission of application 20240515 which was refused owing to the below ground:

The two-storey side extension represents disproportionate development that would unbalance the semi in which it is situated, furthermore it will result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling and wider street scene, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning

This proposal will need to demonstrate that the above reason for refusal has been adequately addressed.

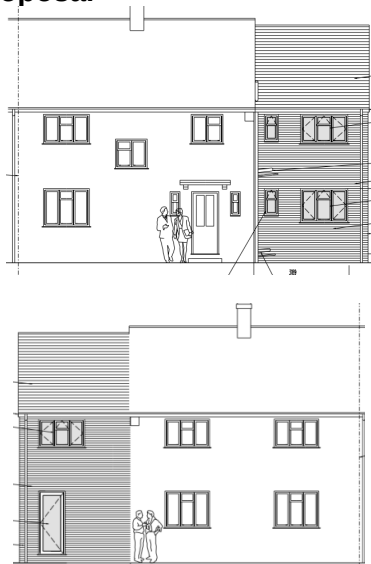
Character and Appearance

The application site is a two storey semi detached house situated on an irregular shaped plot within an urban estate. At present the property has a single storey side and rear projection which will be removed to facilitate the proposed two storey side extension. The single storey side projection which accommodates storage is a common feature in these semi's and would have been an original feature of the dwelling.

103 Jubilee Crescent is situated on a prominent corner plot and so the revised proposal must demonstrate subservience and good design so not to harm the character of the wider area.

The previously refused scheme proposed a 4.6m wide side extension, this has now been reduced to a 3.65m extension.

Current Proposal



Previously Refused 20240515



The applicant has reduced the width of the extension by 1m, the extension is still large, however, it is considered that this would be acceptable provided that no further extensions are added to the site. If permission is forthcoming a condition would be imposed to ensure that Classes A, B and C permitted development rights are removed to safeguard the character of the dwelling and wider area, as well as protecting future occupant amenity. The extension is set down and behind the principal elevation and has been designed to demonstrate subservience.

The Council's adopted design guidance states:

Width: Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.

It is considered that the revised proposal complies with the guidance and whilst large is acceptable in terms of scale and design.

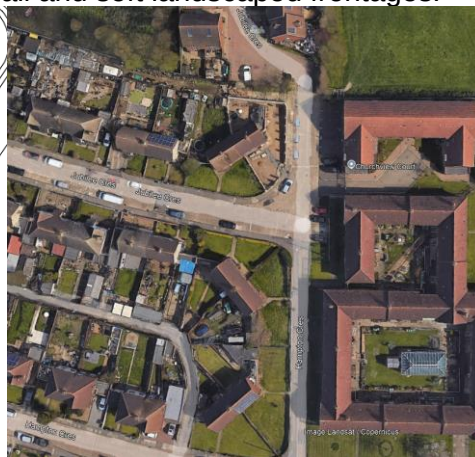
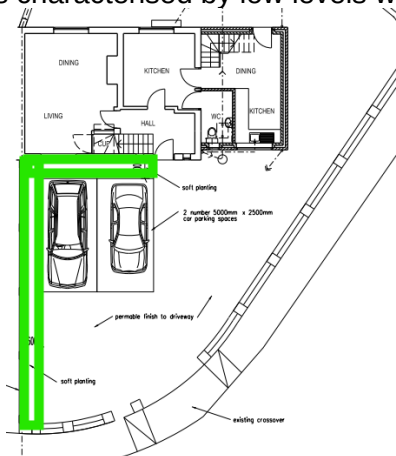
The proposal also seeks to create two vehicle parking spaces, the garden frontage will include a large section of permeable paving with some soft planting. During an officer site visit it was noted that there has already been some work carried out to the property frontage which includes the erection of a prominent

boundary wall with large piers which vary in height due to the differing land levels. Most notably the piers are at their highest at the driveway entrance where they have an overall height of some 1.8m.





The proposed parking would result in a vast reduction of soft landscaping and the installation of a substantial hardstanding which would result in a harsh developed appearance which diminishes the positivity which soft landscaping provides. The boundary wall with the piers are a stark contrast to the wider streetscene which is characterised by low levels wall and soft landscaped frontages.



The Council's adopted design guide states:

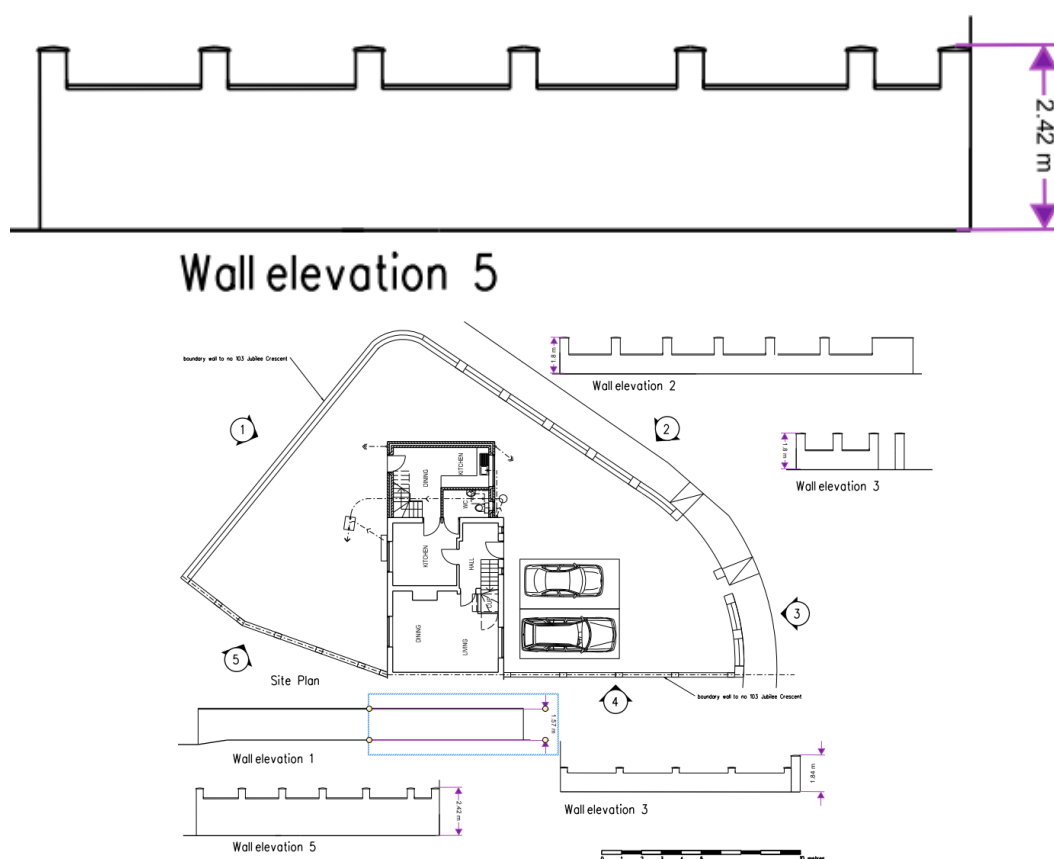
Front Garden Boundary Treatments

10.23 Boundary treatments help to define the relationship between a dwelling and the street. They can include garden walls, fences, railings and hedges. Existing boundary treatments and garden walls should be retained where they allow sufficient visibility splays to avoid open planned front gardens. A strong front boundary treatment should be incorporated into proposals, particularly where this is characteristic of the street. Boundary treatments visible from the street should:

- Respond to the design of the dwelling;
- Be consistent with the height of other enclosures on the road;
- Avoid the introduction of different styles along the street. Treatments should reinforce the dominant boundary type along the street, ensuring consistency with the style and age of the property;
- Consider well-maintained planting as an alternative solution and retain any hedgerow;
- Encourage natural surveillance of the street and help design out crime;
- Incorporate visibility splays and sight lines for pedestrian and vehicular safety;
- Hedges are also encouraged given their air quality benefits

The current boundary treatment fails to adhere to the adopted guidance as it introduces an unseen form of boundary treatment within the street scene and given that the property is situated on a very prominent plot this harms the character of Jubilee Crescent and fails to respond to the established street pattern.

The submitted plans further show that the boundary treatment in the rear garden is 2.5m high and as such requires planning permission. As this has been constructed recently it will be investigated by the Council's enforcement team.



It is noted that the internal layout could result in subdivision of the dwelling as the extension has an additional kitchen and living area, this could result in the extension being sublet. It is also noted that the upstairs bedroom cannot access the existing upstairs living space and it has its own independent staircase. In order to prevent any future subdivision of the dwelling should permission be forthcoming a condition will be imposed which prohibits this as any subdivision or creation of a self contained area will require a separate grant of planning permission.

Whilst it is acknowledged that the revised proposal overcomes the design concerns of the proposed extension to the main dwelling, the current submission includes the provision of a hardstanding to facilitate off road parking. The proposed parking did not form part of the previous refusal and so this is a new consideration which is relevant to the current proposal.

The proposed hardstanding will have an urbanising effect and fails to demonstrate adequate retention of biodiversity which would reduce the harsh impact of a hard-paved driveway. The existing boundary treatment is unacceptable and harmful to the established character of the wider area and therefore the proposal is considered to be detrimental to the visual amenity of the street scene. The proposed development is contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021), Design for Gravesham – Design Code (2024) as well as Section 12 of the National Planning Policy Framework (NPPF) (2023) achieving well-designed places.

Amenity of Future Occupiers

The proposal will result in the creation of an additional bedroom which measures approx. 9sqm which is compliant with the Council's adopted standards and the nationally described space standards. The bedroom will be served by sufficient light and outlook.

The resultant garden space will equate to approx. 91sqm, the council's adopted guidance states:

Table 2

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

Whilst the resultant garden space is marginally below the adopted guidance it is considered that a balanced approach needs to be taken. The imposition of a relevant condition would safeguard the amenity space and should permission by forthcoming Class A permitted development rights will be restricted.

On balance the proposal is considered to adequately safeguard future occupiers amenity in line with CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

Due to the siting of the extension it is not considered to impact the amenity of No. 101 jubilee Crescent as this neighbour will not be able to see the extension from within their home.

An objection was raised regarding loss of light and outlook from a neighbouring garden. Due to the distance between the application site and the objector's property it is considered that there would not be any detrimental loss of light or outlook as there is a 19.8m distance from the extension and the rear boundary line of the neighbour's property. This distance would be reduced further into the garden and is significantly set away from the neighbours dwellinghouse.

Should permission be forthcoming a condition will be imposed to prevent any further window or door openings in the flank elevation of the extension and any windows serving a w/c are obscure glazed and top hung to protect neighbouring amenity.

Parking and Highways

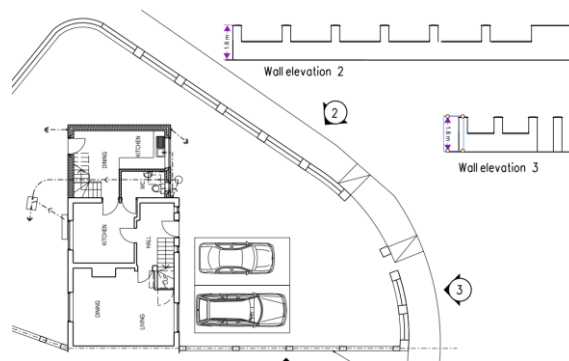
It should be noted that *Pedestrian visibility splays are generally 2m x 2m and are measured down the side of the driveway and not from the centre of the drive or a vehicle parked on the drive.* Below is a diagram from the Council's adopted design guide.

Visibility Splay



Pedestrian visibility splays should be protected and there should be no landscaping or boundary treatment exceeding 850mm in height within a 45°, 2m base triangle either side of the driveway and no boundary wall, fence or other means of enclosure or obstruction exceeding 0.6m in height within the visibility splays.

The proposed boundary wall as can be seen below has a height of 1.8m which is significantly above the required standards and so it is considered that the proposed boundary treatment poses a significant highway hazard to road users and pedestrians alike.



SPG4- Kent Vehicle Parking Standards July (2006) is supplementary planning guidance which has been adopted by the Local Planning Authority. This guidance provides set requirements for Kent County Council as Highway Authority. Section B.18 of the guidance states:

Access to car parks from the public highway will require the provision of adequate sight lines to ensure that highway safety is not compromised.

The proposal fails to provide adequate vehicular visibility and thus compromises highway safety.

Section 115 of the National Planning Policy Framework 2023 states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe

The existing boundary treatment which surrounds the proposed parking area poses a significant highway hazard on highway and pedestrian safety due to inadequate visibility splays. As such the proposal is contrary to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy, September 2014, KCC Parking Standards (2006) and Paragraphs 115 and 116 of section 9 of the National Planning Policy Framework 2023.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two grounds:

The proposed hardstanding will have an urbanising effect and fails to demonstrate adequate retention of biodiversity which would reduce the harsh impact of a hard-paved driveway. The existing boundary treatment is unacceptable and harmful to the established character of the wider area and therefore the proposal is considered to be detrimental to the visual amenity of the street scene. The proposed development is contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance (2021), Design for Gravesham – Design Code (2024) as well as Section 12 of the National Planning Policy Framework (2023) achieving well-designed places.

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(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:	30.10.2024	Dated:	5th November 2024