

Delegated Report

Householder Planning Application

Planning Application No: 20230175

Location: 1 Rembrandt Drive Northfleet Gravesend Kent

Description: Erection of a part two storey and part single storey side extension and single storey front extension.

Applicant: Mr Chris Paxton

Site Visit Date: 5th December 2023

Submitted Documents/Plans

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
20221271	Erection of ground floor and first floor extensions	Refused	18.01.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Local Ward Councillors

No comments received.

GBC – Highways Officer

“I have no objections to this proposal, there is adequate car parking provision in the front garden to comply with standards for a three-bedroom property even with the front extension, there remains at least 6 metres of garden in front of the door to the property.”

Neighbouring properties

The application was advertised by way of site notice and letters to five surrounding properties. The consultation period expired on and 31st March 2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a part two storey and part single storey side extension and single storey front extension.

The first element of the proposal comprises a single storey front extension which will project approx. 1.7m and span approx. 7.5m, there will be a minimal set back from the common boundary shared with No 3 Rembrandt Drive. The extension will be finished with a mono pitch roof with a maximum height of 3.4m and will include two windows in the front elevation as well as the entrance to the house, the windows will serve two living spaces.

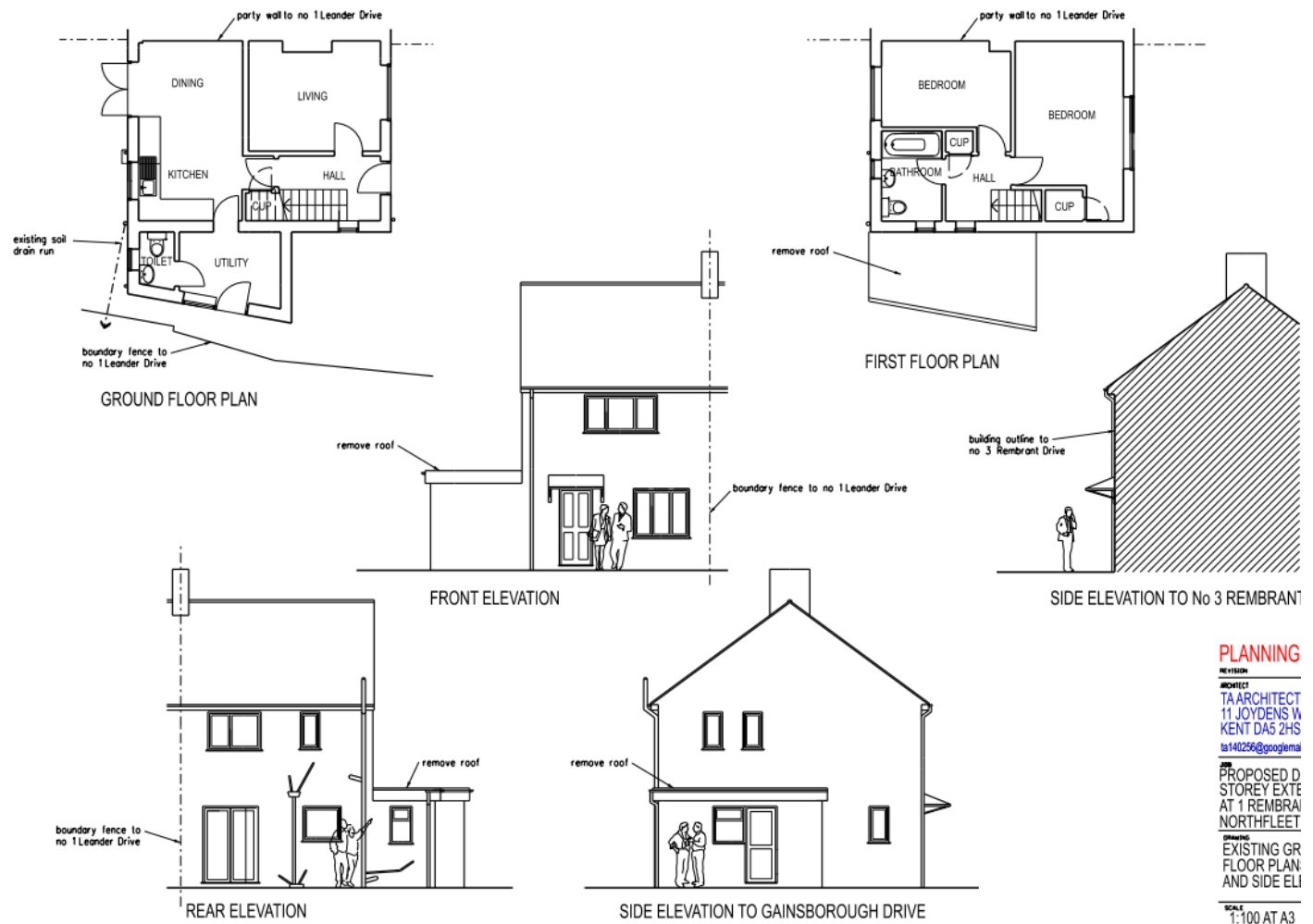
The second element of the proposal will include a two-storey side extension of which part of the first floor will be built on top of an existing single storey side extension. The extension will project approx. 2.5m from the western elevation and taper inward towards the rear where it will project approx. 1.7m. The extension will see the continuation of the existing roof ride and will be built inline with the front elevation and will have an overall height of approx. 7.9m.

To the ground floor the proposal will see some internal alterations allowing extra space for the existing kitchen diner and a reduction and relocation of the utility room and w.c. The extension at ground floor will include two windows in the western elevation which will serve the utility room and w.c, a window in the rear

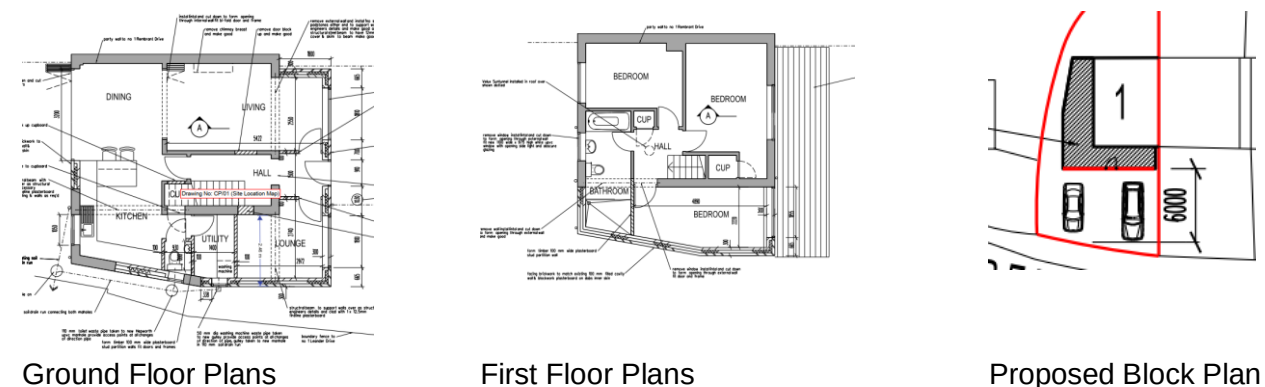
elevation to serve the kitchen, replacement of the existing double doors which serve the dining area of the main house and replacement with a bifold door.

At first floor the extension will allow for the creation of a third bedroom and an extension to the existing family bathroom, the existing bathroom window will be increased in size. To the front of the first floor extension there will be a window to serve the new bedroom. The proposal states the extensions will be finished with materials to match the existing dwelling.

Existing plans and elevations



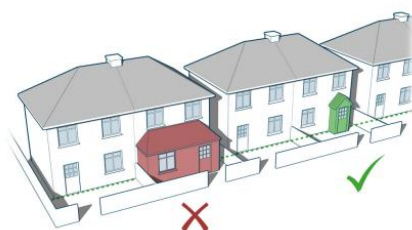
Proposed plans and elevations



In the previously refused application 20221271 it was noted that a full width front projection was unseen in the area and whilst there were front porches within the vicinity they were part width. Concerns were raised that a full width extension would interrupt the existing building line and harm the character of the street scene. The current proposal has reduced the depth of the front extension, however the width of the extension has been retained which does not address the previous reasons for refusal.



The previous refusal refers to the below extract from the Council's SPD guidance for front projections.



Large extensions which break the building line and do not respect the scale of the house will be rejected.

The second element of the proposal seeks the erection of a two-storey side extension. The previous reason for refusal referred to the extension lacking subservience due to there being not set down and set back. The previous report referred to the below extract from the Council's Householder Extensions/Alterations Design Guide which states:



Side extensions should be set back and set in to avoid the 'terrace effect'.

The current proposal fails has not addressed the concerns raised in 20231271 and so the revised proposal is also harmful to the character and appearance of the area and constitutes poor design.

Under the delegated officer report for application 20221271 there were concerns relating to the significant increase to the footprint of the original dwelling. Under the previous proposal it was noted that the footprint of the original house as it was built was approx. 38sqm and the previous proposal would increase this to 73sqm. Under the current proposal there is a minimal reduction to the scale of the development, the revised application will have an overall footprint of approx 70.9sqm.

Based on the above it is considered that the revised proposal fails to address the previous reasons for

refusal and fails to comply with the requirements of CS19 Local Plan Core Strategy (2014) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposed bedroom will measure approx 10.25sqm which is compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

As the property will gain an additional bedroom this will increase the requirement for additional amenity space. Below is an extraction from the council's technical guidance which states:

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

Post development the site will have a useable garden area of approx. 41sqm which is considerable below the minimum requirements. This result in substandard provision of amenity space for future requirements and so the proposal is contrary to the requirements of SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposal is not liable to result in any material harm in terms of loss of light, outlook or privacy to the adjoining occupier known as No.3 Rembrandt Drive. The two-storey side extension is positioned on the western elevation and will have no impact to this premises, however despite its reduction the front extension may still be liable to some afternoon overshadowing, however the extension would only impact the entrance to the neighbouring property which is not a habitable room and so on balance it is considered to safeguard the amenity of the adjoining property.

The property is end of terrace and not liable to harm any of the surrounding properties. The introduction of the additional bedroom and subsequent fenestration is positioned over 21m away from the properties located at the opposite side of the highway.

A new window is proposed in the western flank elevation to serve a w.c at ground floor as well as an increase to the existing window serving the family bathroom at first floor, should permission be forthcoming these windows will be conditioned so that they are obscure glazed to safeguard privacy of neighbouring properties.

Parking and Highways

The revised proposal will result in a deeper front garden owing to a reduction in depth to the single storey front extension and so compared to the previous proposal the revised submission will result in adequate off road parking provision to satisfy the requirements of SPG4 – KCC Parking Standards (2006).

Conclusion & Recommendation

The proposed front extension is unacceptable, in particular, the width which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposed two storey side extension by virtue of its design would be harmful to the character of the street scene. As such the proposal would therefore be contrary to Policy CS19 of the Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD 4 - Householder Extensions/Alterations Design Guide (2021).

The proposal is considered to inappropriate in terms of scale which would result in overdevelopment of the site. On this basis the proposal fails to accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and SPD 4 - Householder Extensions/Alterations Design Guide (2021).

The proposal fails to provide sufficient private amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).

(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:	19/04/2023	Dated:	20th April 2023