

Delegated Report

Householder Planning Application

Planning Application No: 20230808

Location: 59 St James Avenue Gravesend Kent DA11 0HB

Description: AMENDED DESCRIPTION & PLANS Alterations to roof including hip to gable enlargement on both sides and two dormers and rooflight in front roof slope, first floor rear extension and single storey rear extension.

Applicant: Mr Singh

Site Visit Date: 28 November 2023

Submitted Documents/Plans

Application form;
Drawing no. D01 Rev. R01 – Existing Ground Floor Plan & Roof Plan;
Drawing no. D02 Rev. R01 – Proposed Floor Plans & Roof Plan;
Drawing no. D03 Rev. R01 – Existing Elevations;
Drawing no. D04 Rev. R01 – Proposed Elevations;
Drawing no. D05 – Rev. R01 – Existing & Proposed Block Plan; and
Location Plan.

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful 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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

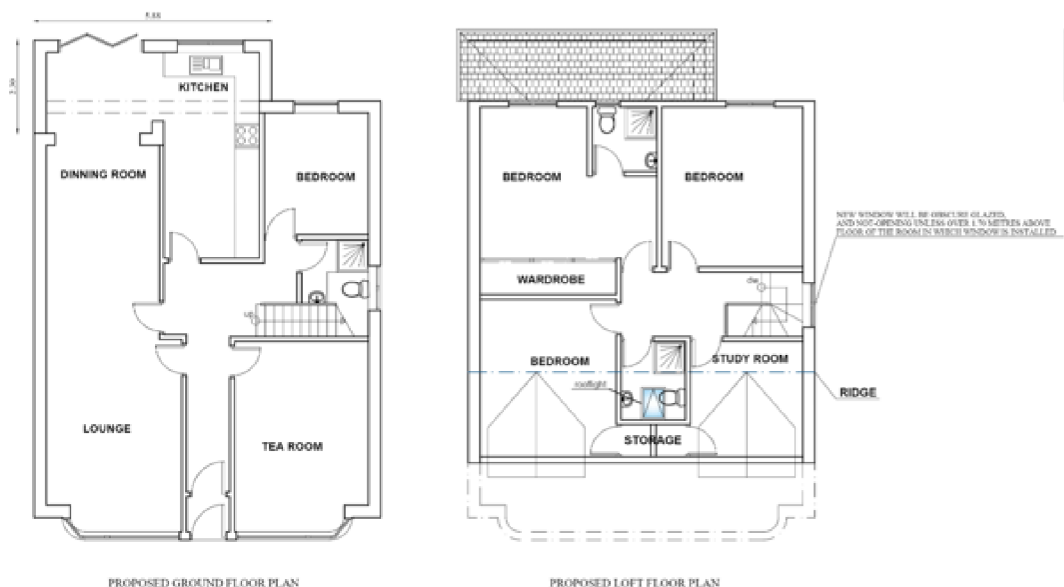
Consultees

GBC Highways Officer

The proposal converts a two-bedroom property into a four bedroom plus one, there being potential for the study and tearoom to be used as bedrooms. The description of a Tea Room is also unclear, generally in the UK a Tea Room is a place where the public may go for refreshment which means a commercial business is intended which requires an assessment to be made on the liable highway impact. Looking on the web I'm un 59 St James Avenue, Gravesend, Kent, DA11 0HBy as able to trace what the room would be intended for as a domestic tearoom does not appear to exist.

The property as a four bedroom + dwelling in an edge of centre location, would require on average 1.5 spaces per dwelling, applying the current guidance issued by Kent County Council, so an objection on inadequate car parking provision is unlikely to be sustained at appeal.

However, the inclusion of a tearoom on the ground is worrying and until the exact use of this room can be resolved I would recommend refusal.



GBC Environmental Protection

The following to be considered:

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

Code of Practice on Construction and Demolition

Please apply.

Neighbouring properties

6 surrounding properties were consulted with an overall consultation expiry date of 13.11.2023 – no responses received.

Officer's Analysis

Preliminary Matters

Once the application had been assessed the agent was advised of the issues with the application and that permission would not be forthcoming and was given the opportunity to withdraw the application or for it to be determined as submitted. The applicant advised that they wanted the application to be determined as submitted. Despite this, the agent subsequently submitted some revised plans asking if an amended scheme would be acceptable stating it can be done under permitted development. These have not been accepted as they were not requested by the Local Planning Authority and it would take more than a few minor changes to (possibly) make the scheme acceptable, therefore requiring a new planning application to be submitted.

A ward Councillor contacted the Local Planning Authority to enquire on the application. The Councillor was advised of the issues with the application and that permission would not be forthcoming because of these issues. The Councillor was advised that as the application would be shortly determined any further response needed to be received by the timeframe given. No such response was received from the Councillor by the timeframe given and as such the application is accordingly being determined.

Analysis

The application site consists of a detached bungalow on the east side of St James Avenue. The site is located in an Area of Archaeological Potential and in the Asda site historic landfill site buffer zone.

The proposal is for 'Alterations to roof including hip to gable enlargement on both sides and two dormers and rooflight in front roof slope, first floor rear extension and single storey rear extension.'

Design, Character and Appearance

The application site consists of a detached bungalow, the middle one in a row of three bungalows. There are some two storey dwellings in the road further south.

The proposed hip to gable roof extensions would wrap around both sides of the existing hipped roof and be constructed in line with the ridgeline. They would completely destroy the existing hipped roof form of the dwelling and add significant bulk and massing. The hip to gable roof extensions would therefore not respect the character or appearance of the host dwelling at all or the streetscene given that the bungalow is situated within a row of similar hipped roof bungalows and would be completely out of keeping with their character also. The bungalows are also positioned quite close together and the existing hips provide important visual spaces between the dwellings, to break up the built form.

The proposed first floor rear extension would have a flat roof which would be built in line with the ridgeline.

This would result in the dwelling changing from a pitched roof bungalow to a two storey dwelling with a flat roof which would be completely unacceptable and again add significant bulk and massing. The flat roofed first floor rear extension would be extremely out of keeping with the character of the host dwelling and harmful to the immediate streetscene which the dwelling is located within of the row of three hipped roof bungalows. For transparency, the rear extension cannot be considered as a rear dormer extension as it is not set in into the existing roof slope. It is the full height and width of the property, with no set back from the eaves.

The proposed two front dormers would be an incongruous addition as front dormers are not a character of the streetscene and they are large and bulky with the pitch of the roof up in line with the ridgeline of the main roof.

The single storey rear extension is modest in size and has a pitched roof which is respectful to the character of the existing host dwelling.

Overall however, the proposed hip to gable roof extensions on both sides of the hipped roof, the first floor rear extension by virtue of scale, poor design, bulk and massing and the proposed two front dormers by virtue of siting, scale and design would cause significant harm to the character and appearance of the host dwelling and the streetscene. As such the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023).

Occupier Amenity

Private Amenity Space

SPG2 (2020) states that minimum standards for properties in respect of garden area and rear garden depth:

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

The property currently has two bedrooms with a garden area of some 52 sq. m and a rear garden depth of between 4.6m - 5.2m. The existing garden area therefore exceeds the minimum area but the rear garden depth is already some 2.4m under the minimum depth of 7.6m for a 2 bedroom dwelling.

Under the proposal the property would increase from a two to a four bedroom dwelling. The garden area would be reduced to some 39 sq. m with a rear garden depth of between 3.3m - 4.6m.

For a four bedroom property the garden area should be 100 sq. m and have a rear garden depth of 10m. The garden area would be 39 sq. m however and so would be undersized by 61 sq. m and the rear garden would be undersized by 5.4m - 6.7m.

The proposal would therefore be an overdevelopment of the site by virtue of a significantly undersized private amenity space which would be harmful to the amenity of existing and future occupiers of the dwelling. As such the proposal is contrary to Policy CS19 (LPCS).

Neighbouring Amenity

No. 57 St James Avenue

This property is to the south of the application dwelling. Due to the scale of the proposed hip to gable on the southern side and the proposed first floor rear extension and the proximity to the window in the north flank elevation of no. 57, it is considered they would cause overshadowing and be overbearing on this window and would generally be an unneighbourly extension. Although the hip to gable on the southern

side and the proposed first floor rear extension would not cause any overshadowing to the windows in the rear elevation of no. 57, it is considered they would have an overbearing impact on occupiers of no. 57 when using their private rear garden area. The proposed single storey rear extension is modestly sized and would not cause any overshadowing or be overbearing.

There is a new window proposed at first floor level in the south flank elevation of the hip to gable extension which would serve a stairwell and so is non-habitable and it would be obscure glazed and non-opening unless 1.7m above the floor of the room. It is considered this window would therefore not cause any undue overlooking to no. 57 from that window. It is considered that due to the first floor level windows in the rear of the proposed first floor rear extension, two of which serve bedrooms, these would cause overlooking down into the rear garden of no. 57.

There are no windows proposed in the south flank elevation of the single storey rear extension so no impact regarding overlooking to no. 57.

No. 61 St James Avenue

This property has no windows in its south flank elevation however, as with no. 57 St James Avenue above the proposed hip to gable on the northern side and the proposed first floor rear extension would have an overbearing impact on occupiers of no. 61 when using their private rear garden area and would generally be an unneighbourly extension. It is considered that due to the first floor level windows in the rear of the proposed first floor rear extension, two of which serve bedrooms, these would cause overlooking down into the rear garden of no. 57. No windows proposed in north flank of the hip to gable, first floor rear extension or single storey rear extension therefore no issues regarding overlooking to no. 61.

No. 16 Overcliffe

This property borders the site to the rear however due to the distance of the actual building no. 16 Overcliffe itself and its private garden area there would be no impact on either with regards overshadowing or overlooking.

Overall however, the proposed hip to gable roof extensions on both sides of the hipped roof and the first floor rear extension by virtue of scale, design and proximity to the neighbouring properties would cause overshadowing, be overbearing and would generally be an unneighbourly form of development harmful to the amenity of both neighbouring properties at nos. 57 & 61 St James Avenue. The proposal is therefore contrary to Policy CS19 (LPCS).

Properties opposite

There are no properties opposite that would be impacted on by the proposed dormers as the property is opposite the end of their rear gardens.

Overall however, the proposal by virtue of siting, scale, bulk, massing, design and proximity to neighbouring dwellings would cause overshadowing, overlooking, be overbearing and would generally be an unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135 (f) of the National Planning Policy Framework (2023).

Parking and Highway Safety

SPG6 (2006) states that for a property with four bedrooms the maximum parking standard is 3 spaces per dwelling. The property has no off-street parking. The Highways Officer advises that a four bedroom dwelling in an edge of centre location such as this would require 1.5 spaces per dwelling applying current guidance from KCC so advises that an objection on inadequate car parking provision is unlikely to be sustained at appeal. The officer is concerned about one of the rooms being annotated as a tea room and that it may be commercial however, it is considered that due to the layout of the dwelling it is clear this

is just a room as part of the dwelling and not a commercial tearoom.

In respect of parking and highway safety it is considered the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an Area of Archaeological Potential however, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact. As such it is considered the proposal is compliant with saved Policy TC7 (LPFR).

Land Contamination

The site lies in the Asda site historic landfill site buffer zone; GBC Environmental Protection advise that a watching brief condition would be required. Subject to this it is considered occupiers of the dwelling would be protected from land contamination.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of parking and highway safety but would be unacceptable in respect of design, character and appearance, occupier amenity and neighbouring amenity. The proposal is therefore contrary to Policy CS19 (LPCS) and section 12 and paragraph 135(f) of the NPPF (2023).

Recommendation: Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15 February 2023	Dated:	16 February 2024