

Delegated Report

Householder Planning Application

Planning Application No: 20220971

Location: 9 Templar Drive Gravesend Kent DA11 7NS

Description: Construction of part single/part double front and rear extensions, conversion of integral garage to habitable accommodation and raised patio at rear.

Applicant: Joseph Turner

Submitted Documents/Plans

Application form
Daylight, Sunlight and Overshadowing Assessment dated 15 December 2021
Site Photos
Drawing no. BL/DRG/220608/ 01 (Location Plan)
Drawing no. BL/DRG/220608/ 02 (Site Plan)
Drawing no. BL/DRG/211130/ 03 (Existing Layouts and Elevations)
Drawing no. BL/DRG/211130/ 04 (Proposed Layouts and Elevations)
Drawing no. BL/DRG/220608/ 04.1 (Proposed Visuals)
Drawing no. BL/DRG/220608/ 04.2 (Proposed Visuals)
Drawing no. BL/DRG/220608/ 04.3 (Proposed Visuals)
Drawing no. BL/DRG/220608/ 04.4 (Proposed Visuals)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220252	Construction of part single/part double front and rear extensions, conversion of integral garage to habitable accommodation and raised patio at rear.	Refused	03.05.2022
19750257	Extension at front to garage and erection of porch	Permitted	23.06.1975

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- 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)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

GBC Highways

This proposal results in the loss of the garage, so in the interests of nil detriment a parking plan should be submitted showing spaces for two cars, which would require a parking area a minimum of 5.4 metres wide and 6 metres deep. The block plan suggests this is readily achievable so a condition would suffice.

Neighbouring properties

The application has been advertised by individual neighbour letters to 6 properties. The consultation period expired on 26 September 2022.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the construction of part single/part double storey front and rear extensions, the conversion of the integral garage to habitable accommodation and a raised patio at the rear.

The proposed extensions to the front include squaring off the property at ground floor by bringing the main front wall of the dwelling out to the furthest extent of the existing single storey front extension (approximately 2.3m) and creating a stepped extension at first floor. The proposals to the front of the property also include the conversion of the existing integral garage on the ground floor into habitable accommodation (a utility/dog room). The first floor front extension would extend the size of the existing two front bedrooms and create a larger glazed landing area.

At the rear, the proposal includes a part two / part single storey rear extension, which will square the house

off at ground floor level and extend out to the current extent of the existing single storey rear addition at the property (approximately 3.2m). On the ground floor the property will be completely opened up, and the rear extension would provide an enlarged open plan kitchen and dining area. On the first floor, which steps in on the side with No. 11 to the north, there would be a master suite with walk-in wardrobe.

There would be a total of 3 bedrooms at the property (the existing property has 3).

The proposal includes a raised patio at the rear to be the same finished floor level as the ground floor (approximately 0.85m above the existing ground level at the highest point).

The application form states the proposed materials will largely match the existing, though at the front the walls will be rendered at ground floor with timber cladding to the first floor.

Background

As shown in the planning history above, application 20220252 was refused. The ground of refusal was as follows:

The size, depth and appearance of the proposed two storey front extension would represent a dominant and incongruous extension that would be out of keeping with the character and appearance of the existing dwelling and its neighbouring counterparts. The proposal therefore 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.

The current application involves revisions to the design of the proposals at the front of the property in particular and should be assessed bearing in mind the previous proposal to determine whether the above design concerns have been overcome. Matters of residential amenity and parking were fully assessed under the previous application and were considered to be acceptable.

Design and Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Templar Drive is an unmade road accessed from Old Watling Street to the south. No. 9 Templar Drive is a detached two storey 1960s style property with a flat roof, in use as a single dwelling, and located in a residential area. It is within a row of very similar style properties. The property has a block paved driveway to the front, large enough to accommodate at least two cars, and a modestly sized rear garden.

Google Earth Image:



Submitted site photo:



The application property is one of a development of 9 almost identical properties that make up the properties on Templar Drive. The character of this road is therefore quite strong. It is recognised that No. 1 has been quite significantly extended and its appearance altered, but this property is read differently than Nos. 3-19, due to the fact that it is positioned at a completely different angle and is grouped together with its neighbouring properties immediately to the east.

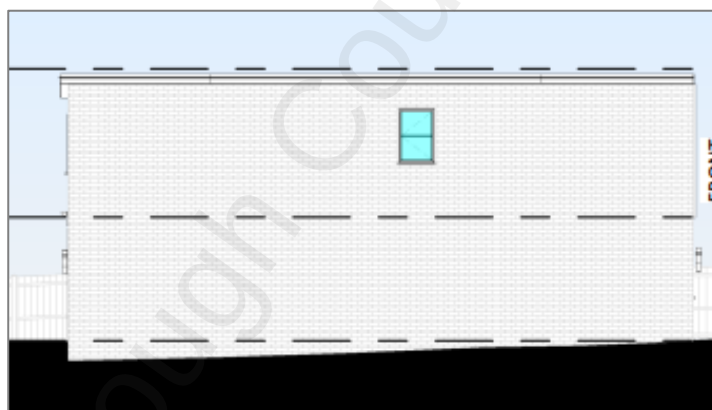
Whilst two storey extensions with flat roofs would not usually be acceptable, such an extension would be considered appropriate in this instance and would suit the character of this property. The current maximum depth of the property is approximately 10.8m at ground floor level; the proposal will increase the depth of the property by a further 2.4m at ground floor. At first floor the maximum depth will be increased to 11.9m. The footprint of the property will not change significantly, and though the mass will be increased, this will not be out of character in this area where various neighbouring properties have had first floor level extensions:



Previously, the proposed two storey extension to the front of the property was a particular concern. The houses all have first floor projecting gables at the front, giving a stepped rhythm to the front elevations of the houses on the road. As No. 9 projects almost fully forward of its neighbour to the south (No. 7), there would be clear views of the front of the application property from the street.

Due to the layout of the application property alongside its neighbours at Nos. 7 and 11 (which project behind and forward of the application building respectively) a front extension would not be objectionable, but the previous application proposal essentially squared off the front elevation up to the furthest extent of the existing single storey front extension:

20220252 Proposed front and side elevations:

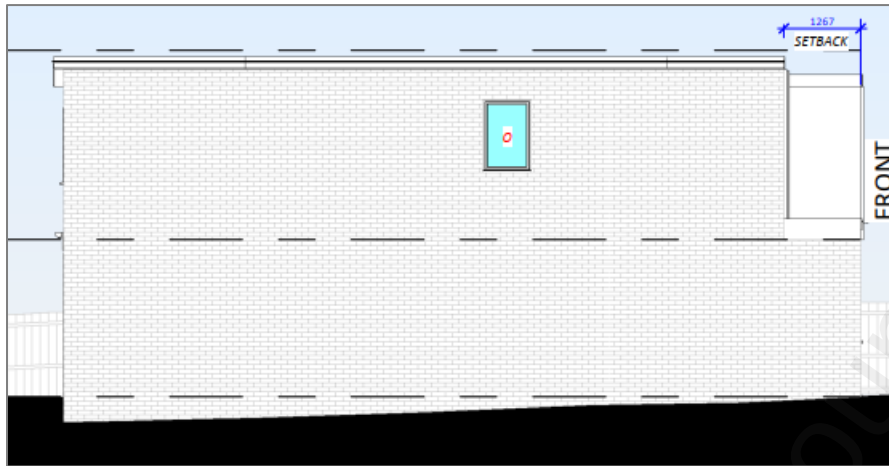


The proposed flat fronted extension was considered to create a bulkiness and dominance to the property that would have been at odds with its immediate neighbours.

The current proposal has altered the design of the extension at the front of the property and has set back part of the first floor to retain a 'step', which is further accentuated with a central glazed element. The set back to the first floor is the same distance as the current set back. There is also a step retained at the rear.

Current proposed front and side elevations:





The simplified design of the windows and alignment of the front door with the projecting first floor gable have also been improved such that the bulky appearance of the side and front elevations have been reduced, better retaining the character of the property at the front in line with others along the road. This is considered to comply with policy guidance seeking to ensure that extensions respect the scale, character, details and proportions of the original dwelling and character of the surrounding area.

The proposed materials on the front elevation, whilst different to the original, are reflective of the materials found in the neighbouring properties and would be acceptable. It will be important that the proposed brick matches the original to ensure continuity between the original building and proposed extensions; this can be conditioned.

As before, in terms of the proposed rear extension, this would not be so readily visible within the street scene, though there would be a view of the extended flank from the street. This would not, however, be considered to be detrimental to the street scene. The extent of the rearward projection (approximately 3.2m) is not considered to be excessive and the fact that it would not extend across the whole width of the property at first floor level would also help lessen the bulk at the rear.

The conversion of the garage and replacement of the garage door with a window is also considered to be acceptable in terms of the impact on the appearance of the property. It is noted that this has been permitted at other properties in the road, such as No. 3 (20040251).

The scale and bulk of the proposal has been reduced with the proposed revisions and the proposals are in

keeping with the character and appearance of the existing property and surrounding area. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on amenities was previously considered to be acceptable and in line with these planning policies and there are no changes to the proposal that would alter this view.

Whilst there is no suggestion that the flat roof of the single storey rear extension would be used as a roof terrace, there is the potential for this to happen and it would therefore be considered appropriate to impose a condition to prevent this from happening on any forthcoming planning permission.

Parking and Highways

There are no changes to the proposal that would alter parking and highways implications. The proposal would comply with Saved Policy P3 of the Local Plan First Review (1994) and Policy CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The revised proposal is considered to be acceptable in terms of the design and impact of the proposal on the application site and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal is considered to comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, saved Policies P3 and T1 of the Local Plan 1994 and paragraphs 109 and 130 of the NPPF 2021 and has overcome the previous ground of refusal.

(For detailed conditions informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	19th October 2022	Dated:	20 October 2022