



Delegated Report

Householder Planning Application

Planning Application No: 20230966

Location: 3 Cambrian Grove Gravesend Kent DA11 0PU

Description: Erection of a two storey rear extension with pitched roof at high level.

Applicant: Mr H Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: SO3 Revision 4 (Existing and Proposed Plans and Elevations)
- Drawing No: SO2 Revision 2 (Proposed Block Plan)
- Drawing No: SO1 (Existing Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230328	Erection of a two storey rear extension with pitched roof at high level	Refused	31.05.2023
19920060	Erection of two storey rear extension to form study at ground floor with bedroom over.	Permitted	31.03.1992
19860441	Erection of two storey rear extension to form bathroom with bedroom over	Permitted	22.07.1986

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 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)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I find this proposal confusing; the property clearly has three floors including the basement which is shown in the existing drawings, but no mention is made in the proposed drawings. It is doubtful the basement will be left unused so there are two rooms unallocated, as it is doubtful two kitchens will be required. So potentially, the basement could accommodate two additional bedrooms.

I also note there appears to be a discrepancy in the proposed ground and first floor plan, in that the depth of the building varies although the side elevation suggests the rear wall is continuous across these two floors but steps at the basement level for which there does not appear to be a floor plan. The elevations also suggest the extension is over three floors including the basement and not the two in the description. The extension being slightly larger than the conservatory at the basement/rear garden level.

In terms of car parking, this can be considered to be an edge of centre location, which would suggest that no car parking is required. But I would suggest this would depend on comments from neighbours on the availability of on street car parking and how many actual bedrooms there are. However, cycle parking is required at the rate of one cycle space per bedroom and this depends on the use of the two basement rooms.

Neighbouring properties

The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 1st November 2023 and no comments were received.

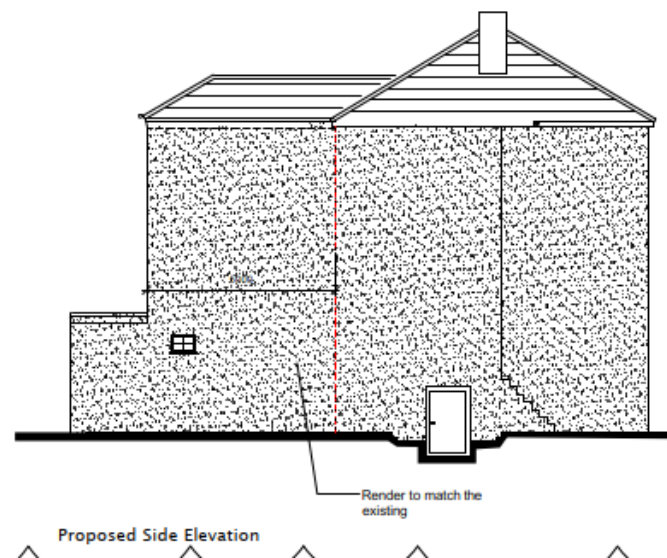
Analysis

Procedural Matters

The application site is a three storey property as shown on drawing No: SO3, however whilst existing plans

are shown with the lower ground floor these are not shown on the proposed floor plans and so it is not clear what these rooms will be post development.

Furthermore, the proposed side elevation does not show how the roof form of the proposed extension will tie in with the main roof.

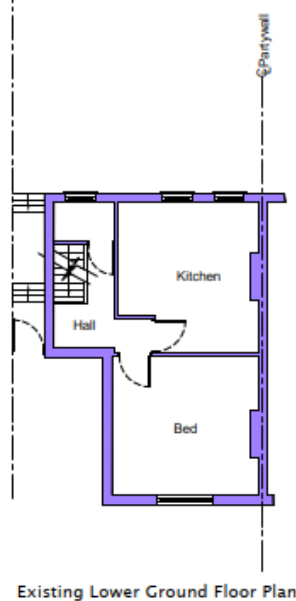


Furthermore the description should include that the proposal includes the demolition of an existing rear conservatory.

Proposal

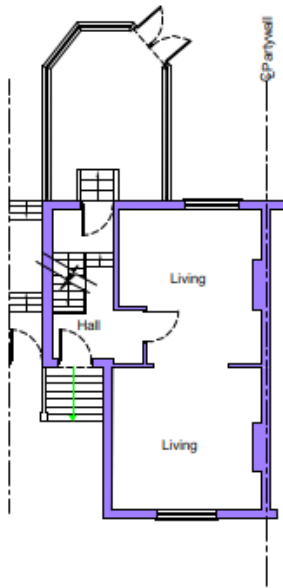
The proposal seeks the erection of a two-storey rear extension with pitched roof at high level.

Existing

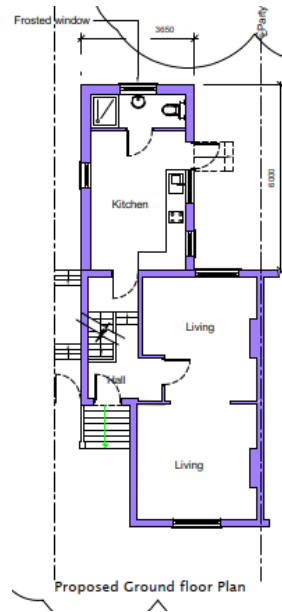


Proposed

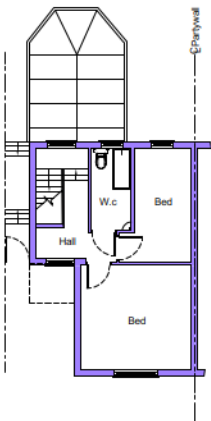
No lower ground plan



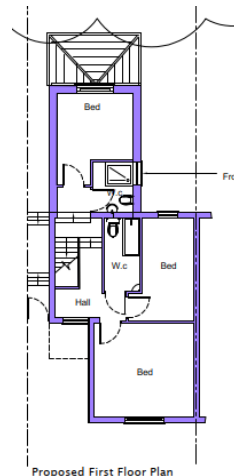
Existing Ground Plan



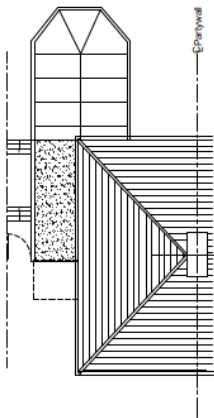
Proposed Ground floor Plan



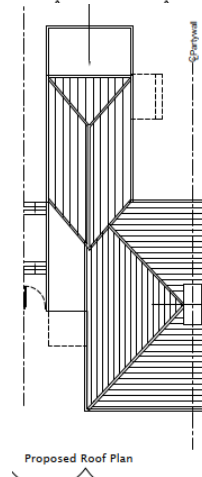
Existing First Floor Plan



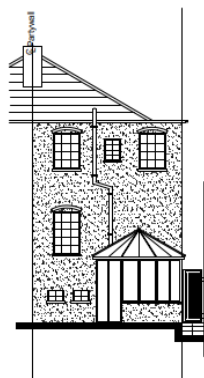
Proposed First Floor Plan



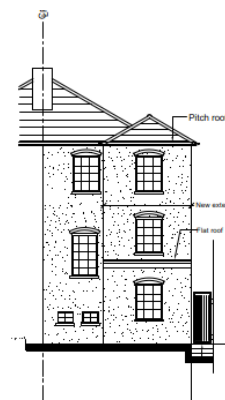
Existing Roof Plan



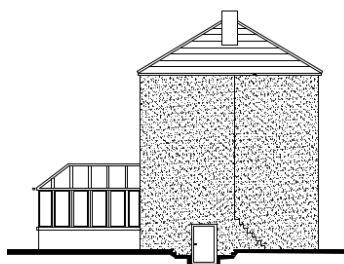
Proposed Roof Plan



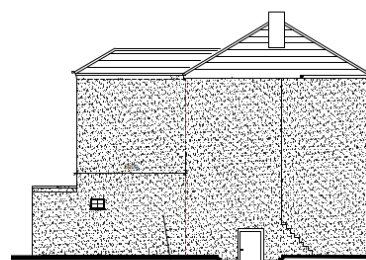
Existing Rear Elevation



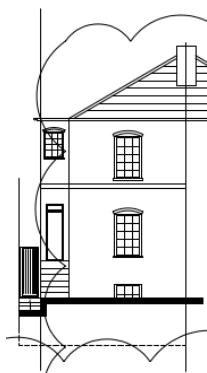
Proposed Rear Elevation



Existing Side Elevation



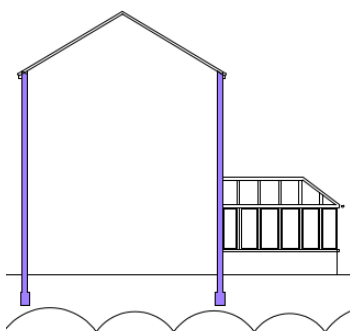
Proposed Side Elevation



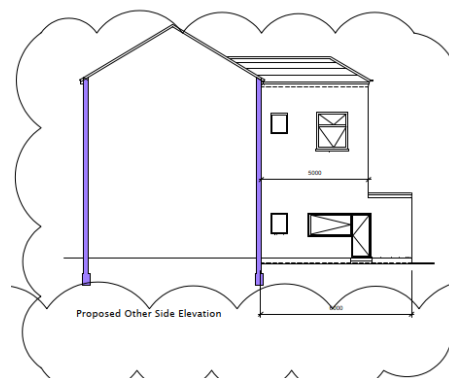
Existing Front Elevation



Proposed Front Elevation



Existing Other Side Elevation



Proposed Other Side Elevation

This proposal seeks a part two storey and part single storey side and rear extension. At ground floor level the extension will be 7m deep and at first floor level it will be 5m deep with a width of 3.4m. At ground floor the extension will have a flat roof and at first floor there will be a pitched roof which is shown as being behind the existing two storey flat roof side extension.

The ground floor level the extension will allow for a new kitchen at the rear and a larger living space in the main house, at first floor level there will be an additional bedroom.

Background

The proposal is a resubmission of 20230328 which was refused on the below grounds:

The two-storey rear extension is a disproportionate and bulky addition which overwhelms the original dwelling. As such the proposal is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

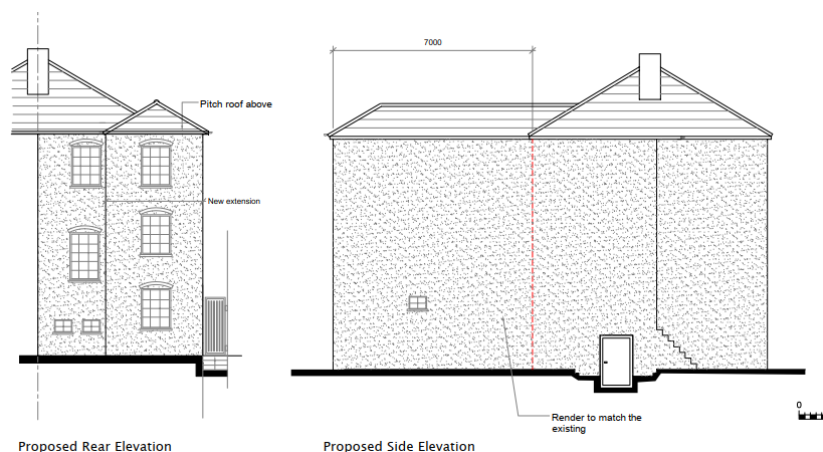
The extension by virtue of its height and depth close to windows serving habitable rooms would create unacceptable sense of enclosure and significant loss of outlook to the detriment of existing and future occupiers of the adjacent dwelling of No.4 Cambrian Grove. Therefore, the development would fail to comply with the 45degree rule set out in Gravesham's Residential Layout Guidelines (2020) and is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

It will therefore be important to ascertain whether the above reasons for refusal have been adequately addressed.

Character and Appearance

The site is in the urban area of Gravesend, within a residential area and the property is a semi-detached 19th century dwelling which has architectural quality with an existing conservatory to the rear.

The previously refused scheme comprised a 7m deep two storey rear extension as can be seen below:



Below is a paragraph from the previously refused scheme (ref: 20230328)

It is clear the proposal fails to meet the below requirements from the Design Guide. It would result in a two-storey rear extension that would dominate the original property and would result in the existing dwelling being over developed. The elongated nature and low roof pitch of the rear extension further harms the character of the dwelling. No front elevations have been provided and so the appearance of the extension from the front elevation cannot be ascertained, but there are concerns about the appearance of the roof from the street.

It is acknowledged that a similar extension has been constructed at 5 Cambrian Grove as outlined below;



This example is not considered directly comparable to the current application as it was approved in 2001 under previous planning policies, and is also not as large at only 4m in depth. As such this has limited weight in the consideration of this application.

The current scheme has attempted to amend the revised scheme by reducing the depth of the two storey element of the extension by 2m, however the concerns raised relating to the roof form have not been addressed, furthermore the front elevation provided as part of the current submission does not correctly show how the proposed roof form ties in with the existing extension.

Furthermore the ground floor element of the proposal retains its 7m depth and this is deemed to be out of scale and excessive in its scale, the first floor element is equally large and lacks subservience.

The proposed development fails to adequately address the previous reason for refusal under application 20230328 and is considered to be an inappropriate addition in terms of design bulk and massing and would be harmful to the appearance of the existing dwelling. On this basis, the proposal would directly be in conflict with the requirements of Policy CS19 of the Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021) and paragraph 130 of the National Planning Policy Framework (2023).

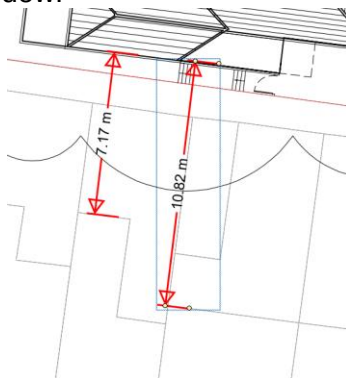
Amenity of Future Occupiers

Post development the bedrooms would be compliant with the council's adopted technical standards and the resultant garden space would also be adequate. The proposal therefore safeguards the amenity of future occupiers and is compliant with SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The previous refused application (ref 20230328) referred to the impact the proposed development would have on neighbouring properties due to the proximity of the proposed extension.

The extension is between 7m and 10.8m from the rear elevations of dwellings on Arthur Street and still fails to meet the Council's residential layout guidelines which require a minimum distance of 11m from a non-habitable window/wall to a habitable window.



The proposed extension has not addressed the previously raised concerns relating to the potential enclosure effect of the extension on the gardens of the properties on Arthur Street. The modest gardens of these existing properties would be closed in by this dominant and unneighbourly form of development.



It is considered that the amenity impact from the development would be unacceptable due to the adverse impact on the outlook from properties to the south and the overbearing nature of the proposed development on these properties' rear gardens.

With regard to the adjacent property of No.4 Cambrian Grove the extension will be harmful to the outlook at ground and first floor habitable windows due to the failure of the 45 degree rule. This formed part of the reason for refusal under application 20230328 and has not been addressed as part of the current submission.



The development fails to safeguard neighbouring amenity and would create a poor-quality living environment for existing and future occupiers of surrounding dwellings. The proposal fails to comply with the requirements of SPG2 - Residential Layout Guidelines (2020), Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Paragraph 130 (f) of the National Planning Policy Framework (2023).

Parking and Highways

In the absence of the proposed ground floor plans it is difficult to ascertain whether there would be an increase to on site parking requirements. However as the proposal is not being recommended for permission clarity will not be sought with regards to this matter and given the locality of the development and proximity to the town centre and public transport links it is considered that on balance should there be an increase to the number of bedrooms, it would not be justified to refuse the scheme on this ground.

Any Other Material Planning Considerations

The development is adjacent to the Darnley Road Conservation Area but as the extension is to the rear and will not be visible from any public vantage points within the Conservation Area it is not considered to have any impact on the Heritage Asset.

Conclusion & Recommendation

The proposal has failed to adequately address the previously refused application under 20230328 and so refusal is recommended owing to the below grounds:

The two-storey rear extension is a disproportionate and bulky addition which overwhelms the original dwelling. As such the proposal is overdevelopment contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2023).

The extension by virtue of its height and depth close to windows serving habitable rooms would create unacceptable sense of enclosure and significant loss of outlook to the detriment of existing and future occupiers of surrounding dwellings. Therefore, the development would fail to comply with Gravesham's Residential Layout Guidelines (2020) and is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2023).

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

Case Officer:	Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24/11/2023	Dated:	27 th November 2023