



Delegated Report

Householder Planning Application

Planning Application No: 20221178

Location: 5 Arnold Road Gravesend Kent DA12 5PU

Description: Erection of single storey rear extension

Applicant: Ms Ruta Aisthorpe

Site Visit Date: 08 December 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 01A Existing layout and elevations;
Drawing no. 03 Red line site boundary plan;
Drawing no. 06 Proposed layout and elevations; and
Drawing no. 07A Existing and proposed block plans.

Superseded Documents/Plans

~~Drawing no. 07 Existing and proposed block plans.~~

Procedural Issues

Following a request from the case officer, drawing no. 07 was amended so that it showed an accurate and consistent illustration of the proposed lantern roof lights.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221177	Application for a Lawful Development Certificate in respect of the proposed construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms	Pending	
20220939	Application for a Lawful Development Certificate in respect of the erection of single storey rear extension and construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms	Certificate Refused	17.10.2022
20220479	Erection of single storey rear extension and construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	Refused	13.06.2022

19490484	Detached bungalow	Permitted	08.06.1949
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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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

No consultations necessary.

Neighbouring properties

The application was publicised to five neighbouring properties by letter. One representation has been received and is summarised as follows;

- Two applications have been submitted for what was previously a large extension.
- There is already a large building at the end of the garden.
- The proposal would turn a three bedroom bungalow into a five bedroom house and be overdevelopment.
- Adverse impact on the building line, causing overshadowing no. 7 Arnold Road.
- Adverse impacts to parking demand in a congested street.
- Queries the lack of notification for recent applications.
- The plans show the layout of no. 3 Arnold Road incorrectly.

Officer's Analysis

Background

Planning permission was refused at the application site in June 2022 for the erection of a single storey rear extension and the construction of dormer extensions in both side roof slopes; incorporating a hip to gable roof alteration and the conversion of the roof space into habitable rooms (reference 20220479). The grounds for refusal related to the design of the dormers and adverse overbearing and overlooking impacts;

1. *The proposed dormers are a disproportionate addition which overwhelm the roof space and result in an incongruous addition which unbalances the property. Additionally the proposed dormers are not set into the roof which constitutes poor design and in conjunction with their scale they harm the character of the surrounding street scene. The proposal is therefore contrary to CS19 of the Local Plan Core Strategy 2014, SPD4 - Householder Alterations/Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2021), which requires new developments to be well-designed.*
2. *The proposal constitutes an unneighbourly form of development which may appear overbearing and results in unacceptable levels of perceived overlooking into the private amenity space of surrounding properties and would be harmful to the amenities of the existing and future occupiers of these properties, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), and SPG2 Residential Layout Guidelines (2020) and Section 12 of the National Planning Policy Framework (2021), which requires new development safeguard the amenity of neighbouring properties.*

A lawful development certificate (reference 20220939) was refused in October 2022 for a similar proposal to the refused development. The ground for refusal was that the proposed rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwelling. Therefore it would not comprise of permitted development under Class A to Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015). It is noted that the proposed roof alterations were considered to be permitted development.

The current proposal seeks planning permission for the rear extension only and a separate application (reference 20221177) has been submitted for a lawful development certificate relating to the construction of dormer extensions in both side roof slopes; incorporating a hip to gable roof alteration and the conversion of the roof space into habitable rooms. Application reference 20221177 is pending consideration.

Design, Character and Appearance

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. Although large in footprint, it would be subservient in size and scale to the existing building and would not be out of character with it. Although it would be preferable in design terms to have either a full pitched or a full flat roof, the proposed flat/pitched roof design would not be widely visible and it would not be significantly detrimental to visual amenity.

It is noted that under the GPDO 2015, an extension with a depth of 4 metres would not require planning permission (subject to meeting various criteria). Planning permission in this instance is only required due to the proposed width exceeding half the width of the dwelling.

Overall it is considered that the proposal would be acceptable in terms of design and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained (even discounting the area of an existing rear outbuilding that has not been shown on the submitted drawings). As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 3 and 7 Arnold Road (located to the north west and south east respectively). Nos. 4 to 8 Arnold Road are located to the west, across the roadway and nos. 7 and 9 Lamorna Avenue are located to the east.

It is noted that a local resident has raised concerns regarding adverse overshadowing impacts to no. 7 Arnold Road. No. 7 Arnold Road has a number of windows in the side elevation and a rear rectangular bay window in the rear elevation that face the application site. However, due to the design of the proposed development and the separation between, and the orientation of the two properties, there would be no adverse overshadowing impacts to the occupiers of that property.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of any of the surroundings dwellings.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 2, in an area of multi-period archaeological potential, a smoke control area and is in close proximity to a gas pipeline (along the site frontage). However, as the works would be relatively minor and would be located within the confines of an existing residential rear garden, it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. Advice regarding smokeless fuels/appliances can be given to the applicants in an informative attached to any planning permission granted.

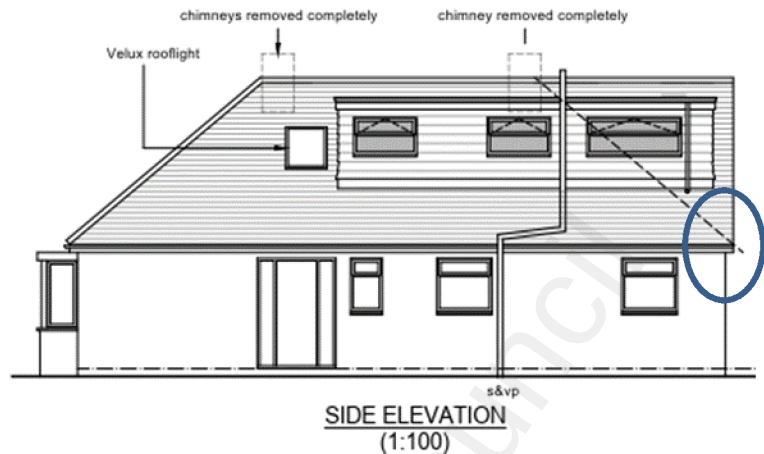
A local resident has raised a number of concerns, most of which have been covered in the above discussion. However the following summarises and considers those which remain outstanding;

- The proposal would turn a three bedroom bungalow into a five bedroom house and be overdevelopment – *the proposed development would not create any new bedrooms and would not result in overdevelopment.*
- Adverse impacts to parking demand in a congested street – *the proposed development would not add bedrooms to the dwelling and as such, there would be no increase in parking demand.*
- Queries the lack of notification for recent applications – *neighbour consultations have been undertaken in line with statutory requirements for all planning applications relating to the application site. There is no statutory requirement to publicise lawful development certificate applications.*
- The plans show the layout of no. 3 Arnold Road incorrectly – *this is acknowledged and the case officer noted this during the site visit. Therefore, despite this inaccuracy, the application can be adequately assessed.*

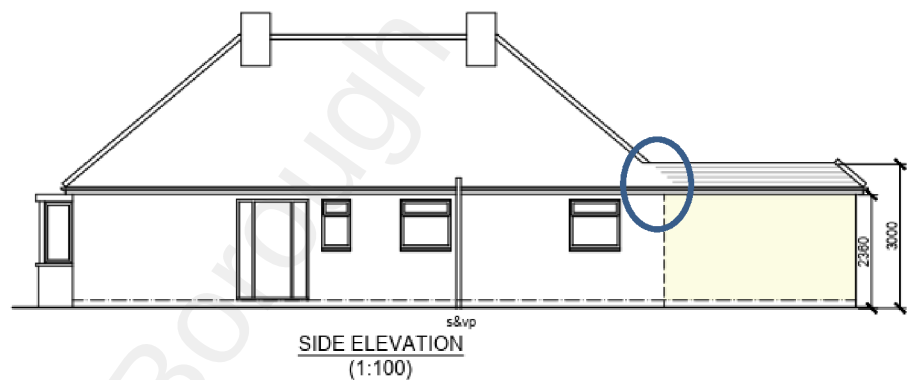
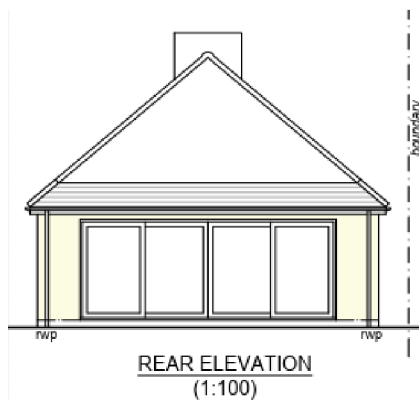
The current application has been submitted with a second application (reference 20221177) for a lawful development certificate in respect of the proposed construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and the conversion of the roof space into habitable rooms. The LDC application is likely to be granted.

It is noted that the proposed developments shown in the current application and in application 20221177 may not be able to be built as shown on the submitted drawings. The following images show that the roof of the rear extension would impinge upon the bottom of the proposed hip to gable enlargement;

20221177 LDC proposed rear and side elevations



20221178 planning application rear and side elevations



Furthermore, if both developments are proposed to be constructed together, then planning permission would likely be required for the resulting development. This issue will be brought to the attention of the applicant by way of an informative on any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14th December 2022	Dated:	14 December 2022

Gravesham Borough Council