



Delegated Report

Application No: 20211287

Location: 38 The Rise, Gravesend DA12 4BX

Description: Erection of a single storey rear extension to replace existing conservatory and replace existing detached garage with an attached single storey annex to side to be used ancillary to the main dwelling.

Applicant: Mrs Ann Ellis

Site Visit Date: 9 November 2021

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 13 October 2021.

Drawing no. A103/P rev P1 (proposed plans) received 6 December 2021.

Drawing no. A101/P rev P1 (site location plans) received 6 December 2021.

Drawing no. A102/P (existing plans) received 13 October 2021.

Relevant Planning History

19990587	Construction of an open porch at the front.	PER	11.10.1999
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (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) generally conform with the National Planning Policy Framework (2021), the

Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Highway Development Management Officer

The proposal converts a two bedroom dwelling into a three bedroom one, with little if any prospect of being separated into two independent dwellings, due to the need to provide usable amenity space and parking. The proposal is therefore assessed on the conversion from a two bed to a three bed property.

In terms of car parking there is an existing garage and a drive way capable of accommodating two vehicles. This could be considered excessive for a two bedroom property, but not necessarily so for a three bedroom one.

Kent Design Guide Review: Interim Guidance Note 3, Residential Parking suggests for a three bedroom dwelling in a suburban area on average there should be 1.5 car parking spaces per property. Given the fact that the dwelling benefits from three parking spaces and the proximity to the junction between The Rise and The Drive, I consider it appropriate that two parking spaces should be retained. Particularly when the Google Street View images of the area are considered which shows some partial pavement parking to the detriment of pedestrian traffic.

The provision of the porch means there is only sufficient space to accommodate a single vehicle on the drive and as such I would recommend refusal, however if the porch were removed and there was just an entrance lobby within the existing building the arrangement would be satisfactory. As there would be adequate space for two cars.

In addition secure parking provision should be made for the storage of one cycle, given the extra bedroom and to comply with KCC SPG4.

It is recommended that the applicant should make provision for the future installation of an electric vehicle charging point as part of this development, a cable capable of accommodating a minimum 7kW supply, more under surge conditions should be sufficient.

Amended plans were received on 6 December 2021 showing more of the garden area to be used as a driveway which are considered to provide for sufficient parking.

Neighbouring properties

The application was advertised by individual letters to 9 neighbouring properties.

Three letters of representation have been received. One in support and two raising objections.
Main concerns raised:

- Extension is excessive in size
- Overshadowing
- Proximity of wall
- Loss of sunlight and daylight
- Loss of privacy
- Removal of hedge
- Noise from extraction
- No justification for the extension
- Queries regarding the applicant/owner status
- Party Wall (*not a material planning consideration*)
- Rights of Light (*not a material planning consideration*)

Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension to replace existing conservatory and replace existing detached garage with an attached single storey annex to side to be used ancillary to the main dwelling.

The proposed single storey extension will project between 2.4-6m to the rear and will be approx. 8m wide. It will have a flat roof and will be approx. 2.6m high. It will provide for a kitchen extension and utility room.

The single storey side extension will project approx. 6m to the side and will be approx. 6.5m deep. This will have a hipped roof continuing from the main house. There will also be a front porch that will project approx. 1.6m to the front and will be 2.5m wide. It will have a pitched roof. This side extension will provide for an annexe with kitchen/diner, lounge, WC and bedroom.

Character and Appearance

The application site is a detached bungalow located on a corner of two roads. The properties are mainly detached and semi-detached bungalows, most with off road parking. Many of the properties have been extended over the years.

38 The Rise is a wide plot with a detached single garage to the side, driveway and front and side garden. The proposed side extension will not extend any further to the side than the existing garage that is to be demolished. The roof will continue over the extension and result in a cohesive development which is visually attractive when seen from The Rise.

The rear extension will not be readily visible from the street. This will replace a small conservatory and will have a flat roof. In terms of scale and proportion it is large however, due to its position to the rear and single storey nature of the development, it is not considered to dominate the main building.

In order to facilitate sufficient parking to the front some of the front garden will be removed for parking. The impact on the character and appearance of the area is a larger expanse of hardstanding. A condition has been agreed with the applicant to ensure the dwarf wall to the front and the hedge is retained.

The proposed development therefore is considered visually attractive and will integrate well with

the surrounding area. It therefore accords with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The remaining garden area will be approx. 107sqm which is sufficient for a property of this size and meets the adopted Residential Standards.

Neighbouring Amenity

33 The Drive is located to the north of the application site. There are three windows in the side facing onto the application site. Two serve a bathroom and one serves the kitchen which is also served by a back door. Both of these rooms are not classed as habitable rooms. The existing conservatory at no. 38 The Rise contains glass on all sides facing onto this property. There is boundary treatment of approx. 2m in height between the dwellings consisting of a wall and a hedge that already obscures the windows at no. 33. No. 38 is at a slightly higher level than no. 33. The proposed rear extension will come closer to this neighbour but will only contain one window. Whilst it is acknowledged that the extension will be nearer than the current conservatory, the amount of glass will be reduced. The property has full permitted development rights intact and could potentially build an extension with a 4m projection without requiring planning permission. Nevertheless there is a real possibility of this neighbour suffering perceived overlooking, if not direct. On this basis, the applicant has agreed to fit this window with obscure glass and has amended the plans to show this. As the rooms in the flank of this neighbour are non-habitable and already face onto a wall no concerns are raised with regards to loss of outlook and daylight. The picture below shows the relationship of the two properties, in particular the windows in no. 33 facing onto the boundary treatment:



The annexe will replace the existing garage and will continue the roof over. There will be a rear window serving the lounge. There are already rear windows in this property and therefore the introduction of a new window will not significantly impact this neighbour in terms of loss of privacy. Due to the path of the sun there will be no detrimental impact to this neighbour in terms of loss of

sunlight to the useable garden space from the extension or annexe.

36 The Rise is located to the east of the application site. This dwelling has built form along the boundary and no windows and therefore will suffer no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight from the proposals.

No other neighbour is within close proximity to suffer any loss of amenity.

The proposed extensions and annexe therefore conform with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

Initially concerns were raised due to the projection of the porch which was limiting the space to the front of the property for parking. The amended plan shows the driveway extended which overcomes this concern. A condition is recommended to ensure that the surface is permeable or contains a drain to direct surface water run off from the highway.

Conclusion

Permit

Recommendation:

The application for extensions to the dwelling will result in no significant detrimental impact to the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 6 December 2021.	Dated: 7 th December 2021