



Delegated Report

Householder Planning Application

Planning Application No: 20240075

Location: 7 Glenrosa Gardens, Gravesend, Kent, DA12 4PT

Description: Erection of ground floor front and rear extensions, side entrance lobby infill, roof light and associated external and internal alterations.

Applicant: Mr and Mrs W. Norris

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form

Cover letter dated 25 January 2024

Drawing no. 1001 Rev. A (Existing site block plan)

Drawing no. 1010 Rev. A (Existing ground floor plan)

Drawing no. 1011 Rev. A (Existing loft elevation)

Drawing no. 1012 Rev. A (Existing roof plan)

Drawing no. 1020 Rev. A (Existing section AA)

Drawing no. 1030 (Existing north elevation)

Drawing no. 1031 (Existing south elevation)

Drawing no. 1032 (Existing east elevation)

Drawing no. 1033 (Existing west elevation)

Drawing no. 1100 Rev. B (Context plan)

Drawing no. 1101 Rev. C (Proposed site block plan)

Drawing no. 1110 Rev. C (Proposed ground floor plan)

Drawing no. 1111 Rev. B (Proposed loft plan)

Drawing no. 1112 Rev. B (Proposed roof plan)

Drawing no. 1120 Rev. B (Proposed section AA)

Drawing no. 1130 Rev. B (Proposed north elevation)

Drawing no. 1131 Rev. B (Proposed south elevation)

Drawing no. 1132 Rev. B (Proposed east elevation)

Drawing no. 1133 Rev. B (Proposed west elevation)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230882	Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area and associated external and internal alterations.	Refused	06.10.2023
20230677	Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area with associated external alterations.	Refused	11.08.2023

Development Plan

Gravesham Local Plan Core Strategy 2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principle

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

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

External Consultees

Shorne Parish Council

This is a re-application of refs 20230677 and 20230882, which were both refused permission, with further improvements to the design: the front door elevation is no longer being extended forwards into the parking space.

The Parish Council has no objections in principle to this proposal subject to there not being any valid objections from neighbouring properties.

Internal Consultees

GBC Highways

There are no highway implications, I have no objections.

Neighbouring properties

The application has been advertised by individual neighbour letters to 9 properties. The overall consultation period expired on 22nd February 2024.

0 letters of objection were received.

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

Officer's Analysis

Proposal

This application seeks permission for the erection of ground floor front and rear extensions, a side entrance lobby infill, roof light and associated external and internal alterations.

Background

This application enquiry follows a previous enquiry subsequent to the refusal of planning application 20230882 for the erection of ground floor front and rear extensions, a ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area and associated external and internal alterations.

The refusal ground for application 20230882 was as follows:

1. *The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with being detrimental to the design, character and appearance of the local area, and would result in overdevelopment of the property. As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).*

This application enquiry makes changes including; the removal of side extension from the proposal, the reduction in the depth of the rear extension, and has submitted additional context with regards to the need for the application in terms of the provision of disabled accessible internal accommodation, and further justification for it in terms of similar extensions at nearby properties.

The main concern with the previously refused proposal related to its design; in particular the height, width and depth of the extensions, and the building footprint as a whole were referenced in the Officer report. These matters would have to be addressed in this proposed scheme, in order to overcome the previous refusal ground.

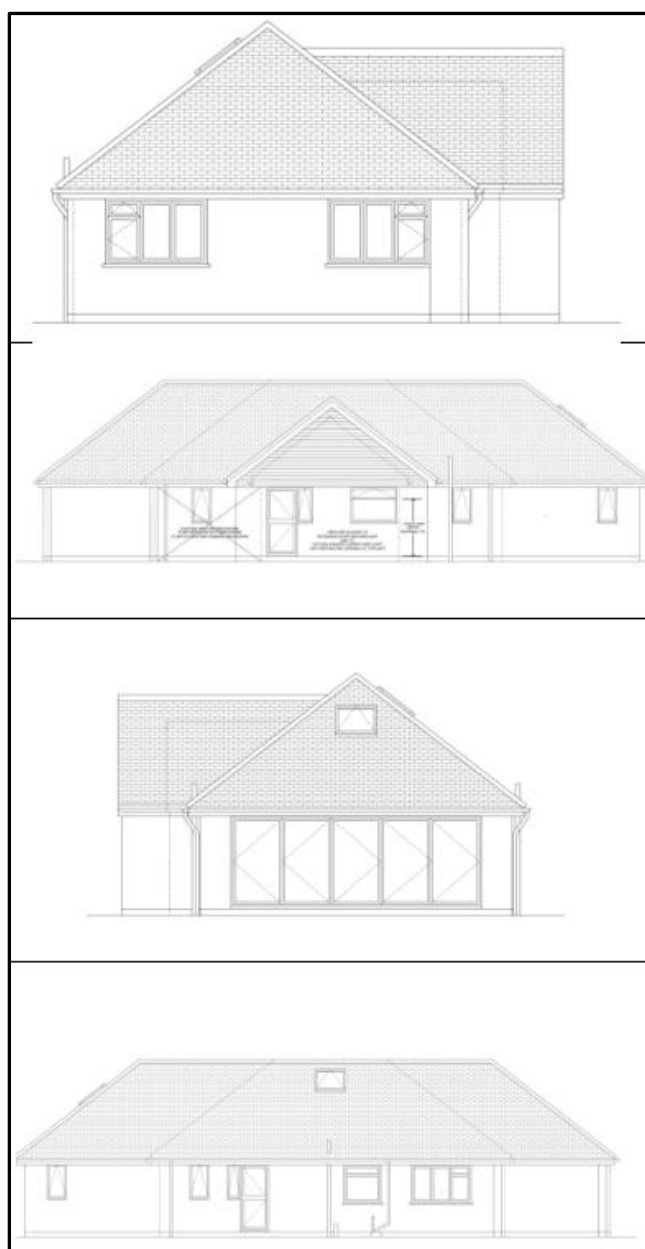
Design, Character and Appearance



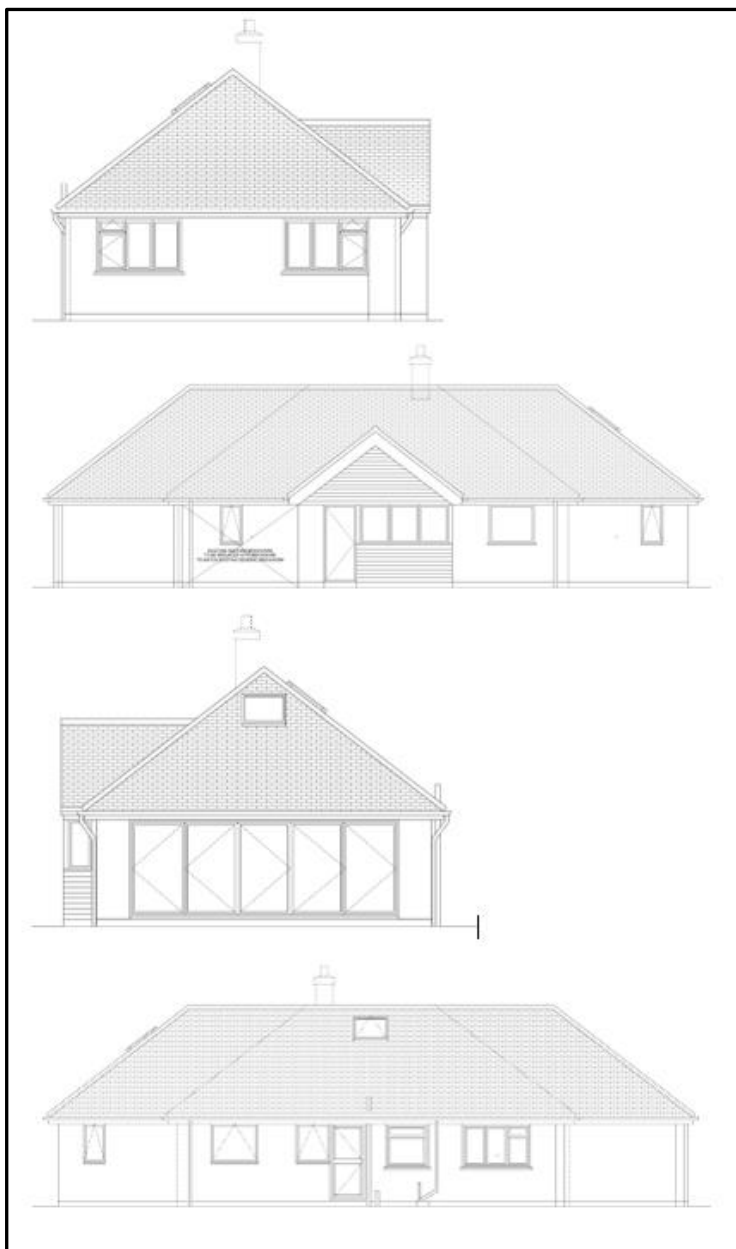
Image taken by case officer for planning ref 20230677

A comparison between the refused and currently proposed elevations illustrates the differences between the two schemes. Under the current proposal, compared to the refused planning application, the side extension would be removed with the existing open entrance area at the side would be enclosed instead, and the rear extension would be further reduced by approximately 1m in depth; the front and rear extensions would now both be 3.15m deep.

Refused application 20230882:



Current proposal:



Evidence has also been submitted of other similar extensions that have been approved in the area. These include most recently a 4m front extension at 7 Gazelle Glade under application 20210044. Recent applications for a 3.5m single storey rear extension at 1 Glenrosa Gardens and a 4m rear extension at 10 have also been approved under permissions 20200748 and 20180378 respectively. There are other similar extensions nearby, such as at 7 Gazelle Glade for a 4m front extension granted under application 20210044. Other extensions are present but historic, such as rear extensions at 3 and 9 Glenrosa Gardens under applications 19790097 and 19850014 respectively.

There are, however, no properties that appear to have had side extensions, so the removal of this element from the proposal and the enclosure of the existing entrance area as an alternative would be appropriate in terms of the character and layout of the properties in the area.

Few properties have had both front and rear extensions carried out, as is currently proposed for No. 7. No. 12 Glenrosa Gardens is the only property that has had both front and rear extensions (built at different times), but these are historic and therefore were determined under different planning policies; a rear extension under application 19780541 (there are no plans on record) and a 4.4m front extension under

19850268. The footprint of the extended property at No. 12 would appear to be similar to what is currently being proposed for 7 Glenrosa Gardens and on further consideration, the proposed extensions would be in keeping with this. The front building line would also align with No. 5 to the north rather than extend beyond general front building line of the properties on the road, and this would also be considered to be appropriate in terms of the impact on the street scene.

The proposed revisions to the scheme are considered to have overcome the previous reason for refusal. Given the presence of other similar extensions in the immediate area and the reduced nature of the proposals under this current enquiry, it is considered that the proposed revised front and rear extensions would be of an appropriate size, scale and appearance, and would respect the character and appearance of the property itself and those in the surrounding area. The proposals would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, the guidance in the Council's Design Guide, and paragraphs 131 and 135 of the NPPF (2023).

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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 neighbours will be assessed in the next section of the report.

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposal exceeds these requirements post development. The RLG (2020) also sets out room sizes, and the proposal exceeds the requirements. The rear garden depth would be 10.7m² with an area of 110m², which would provide adequate external amenity space for a 2 bedroom dwellinghouse, in line with the Guidelines.

Overall, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023)

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 adjoining neighbours; 7 Glenrosa Gardens to the north and 9 Glenrosa Gardens to the South.

6 Glenrosa Gardens

This neighbour is located to the north and there is 6.3m between the buildings. The proposed extension would not sit closer to this neighbour than the existing dwellinghouse and so the distance would remain unchanged. There is an existing boundary fencing between No.7 and No. 5 that provides a screening effect between the two properties. The existing windows which face this neighbour include bedroom, living and shower. The proposed windows would result in ensuite, shower, dining and living room windows facing this neighbour's property. The WC and ensuite rooms would have oblique and fixed shut windows, reserved by condition. The rearmost windows on the north elevation would serve habitable rooms but would not directly face any neighbouring windows.

9 Glenrosa Gardens

This neighbour is located to the south and there is 7.5m between the buildings as existing. There would be no decrease in the distance as a result of the development. The existing windows which face this neighbour

include bedroom, dining room and kitchen. The proposed windows would result in wet room, kitchen and living room windows facing this neighbour's property. The wet room would have oblique and fixed shut windows reserved by condition. The rearmost windows on the south elevation would serve habitable rooms but would not directly face any neighbouring windows.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways and Parking

The proposed scheme includes a drive which would provide acceptable parking space for 2 vehicles plus a garage which would provide cycle storage. There are no objections from the GBC Highways Officer.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion and Recommendation

The proposed development overcomes the refusal reasons on previous planning refusals for similar scheme. The scheme now complies with all relevant national and local planning policies, subject to conditions. The recommendation is therefore to approve.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th March 2024	Dated:	21 March 2024