



Delegated Report

Householder Planning Application

Planning Application No: 20240414

Location: 25 Cirrus Crescent Gravesend Kent DA12 4QS

Description: Erection of a ground and first floor side extension, and associated external, including drop kerb, and internal alterations of the existing property.

Applicant: Mr and Mrs A. Skinner

Submitted Documents/Plans

Application Form Dated 09/05/2024;
Sketch Perspective Views – Existing and Proposed;
Drawing Number 1000 (OS Plan);
Drawing Number 1001 (Site Block Plan – Existing);
Drawing Number 1010 (Ground Floor Plan – Existing);
Drawing Number 1011 (First Floor Plan – Existing);
Drawing Number 1012 (Roof Plan – Existing);
Drawing Number 1020 (Section AA – Existing);
Drawing Number 1030 (North Elevation – Existing);
Drawing Number 1031 (South Elevation - Existing);
Drawing Number 1032 (East Elevation – Existing);
Drawing Number 1033 (West Elevation – Existing);
Drawing Number 1101 (Block Plan – Proposed);
Drawing Number 1110 (Ground Floor Plan – Proposed);
Drawing Number 1111 (First Floor Plan – Proposed);
Drawing Number 1112 (Roof Plan – Proposed);
Drawing Number 1120 (Section AA – Proposed);
Drawing Number 1121 (Section BB – Proposed);
Drawing Number 1130 (North Elevation – Proposed);
Drawing Number 1131 (South Elevation - Proposed);
Drawing Number 1132 (East Elevation – Proposed);
Drawing Number 1133 (West Elevation - Proposed); and
Drawing Number 1140 (East Elevation (Context) – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19860424	Erection of single storey rear extension to form lounge	Permitted	31.07.1986

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

Gravesham Local Plan: First Review (1994)

- 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 12 – Achieving well-designed and beautiful 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and a site notice was displayed on 22.05.2024. Two representations were received. Neighbours raised concerns with the following:

- Vehicular crossover would reduce on street parking spaces;
- Effect on the host dwelling and the surrounding street scene; and
- Impact on neighbouring outlook

The following concerns were raised. However, these are not considered to be material planning concerns and as such will not be addressed within the following report.

- Disruption in local area due to building works; and
- Encroachment on the view of surrounding properties.

The consultation period ended on 14th June 2024.

Officer's Analysis

Design, Character and Appearance

25 Cirrus Crescent is a two storey semi detached dwellinghouse located on the Western side of the highway. The frontage there is a mix of soft landscaping and hard standing for vehicular parking with a garage. The property has been extended by a single storey to the rear and a porch to the front.



The application proposes the erection of a ground and first floor side extension, and associated external, including drop kerb, and internal alterations of the existing property.

The proposed side extension will have a pitch roof at a maximum height of 7.3m and an eaves height of 4.8m. It will be set down from the main roof by 0.32m. The extension will measure 15.37m in length and will project from the northern flank elevation by 4.19m and be set back from the front elevation by 1.19m.

The extension will create space for a larger garage to the ground floor and 2no bedrooms with en suites to the first floor.

The proposed roof will slope downwards to the rear in a 'catslide' design with a dormer window to the first floor rear elevation serving the newly created bedroom and a window to the ground floor serving the garage. There will be a door to the first floor front elevation serving a newly created bedroom and a garage door to the ground floor. The application will also introduce a window to the first floor flank elevation serving the en suite. This is to be required to be obscure glazed to Pilkington level 3 or above and will be conditioned to be so.

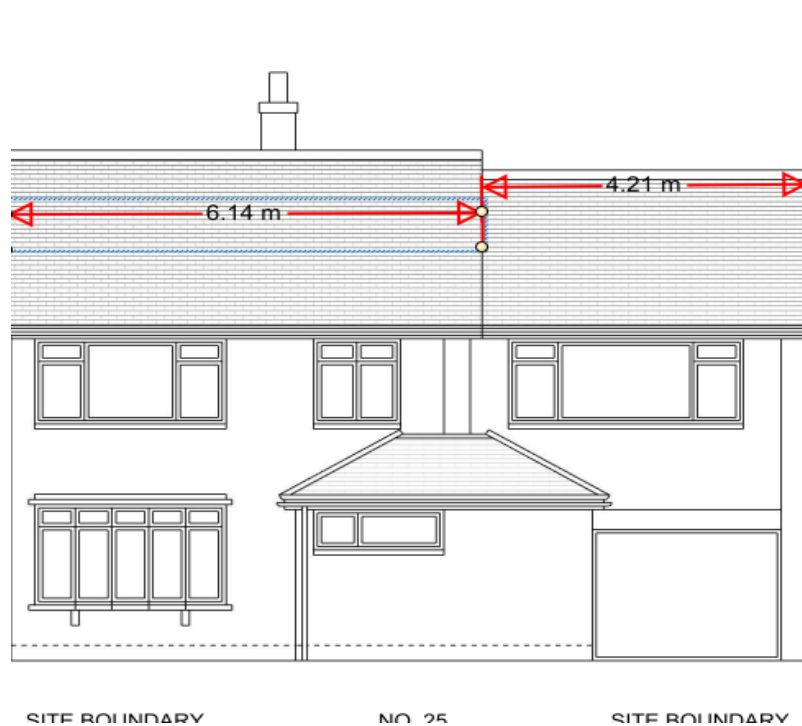
The extension will be constructed with a brick finish with a tiled roof and brown UPVC windows and doors to match existing.

The application looks to reconfigure the ground floor to replace the existing kitchen with a utility room and relocate the kitchen to the rear to include an open plan living and dining area.

The application looks to extend the existing vehicle crossover to the full width of the frontage, measuring 11.54m in total.

Neighbours raised concerns with the potential effect the development would have on the host dwelling and the surrounding street scene.

The host dwelling measures a width of 6.14m with the proposed side extension measuring a width of 4.19m. This would generally be considered to be a large extension, as shown below:



However, it is noted that the adjoining property known as 23 Cirrus Crescent has previously undergone a similar extension to the side and as such, when viewing the semi-detached pair together, the side extension is considered to provide more of a symmetrical balance:



Moreover, the proposed setting in from the front and down from the ridge is considered sufficient to give the desired subservient design and as such is not considered to have a detrimental effect on the host dwelling or the wider street scene.

Whilst the catslide roof and dormer window to the rear of the property are not considered to be ideal in terms of design, they are located to the rear of the property and not highly visible from a public vantage point. Therefore, the proposal is not considered to have a detrimental effect on the streetscene.

As such, the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to five. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 229.3m² and a minimum depth of 20.17m and therefore are in accordance with the guidelines.

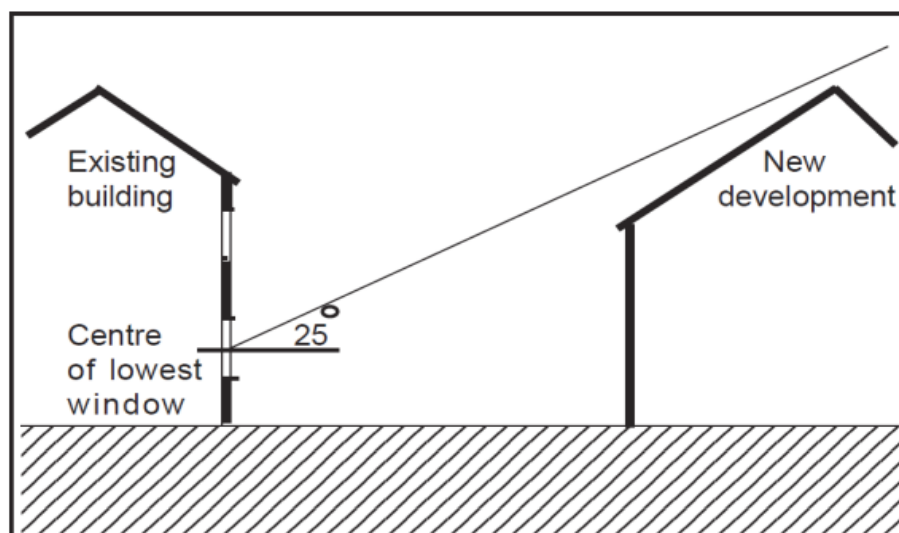
Furthermore, all room sizes measure in accordance with the Residential Layout Guidelines.

As such the proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

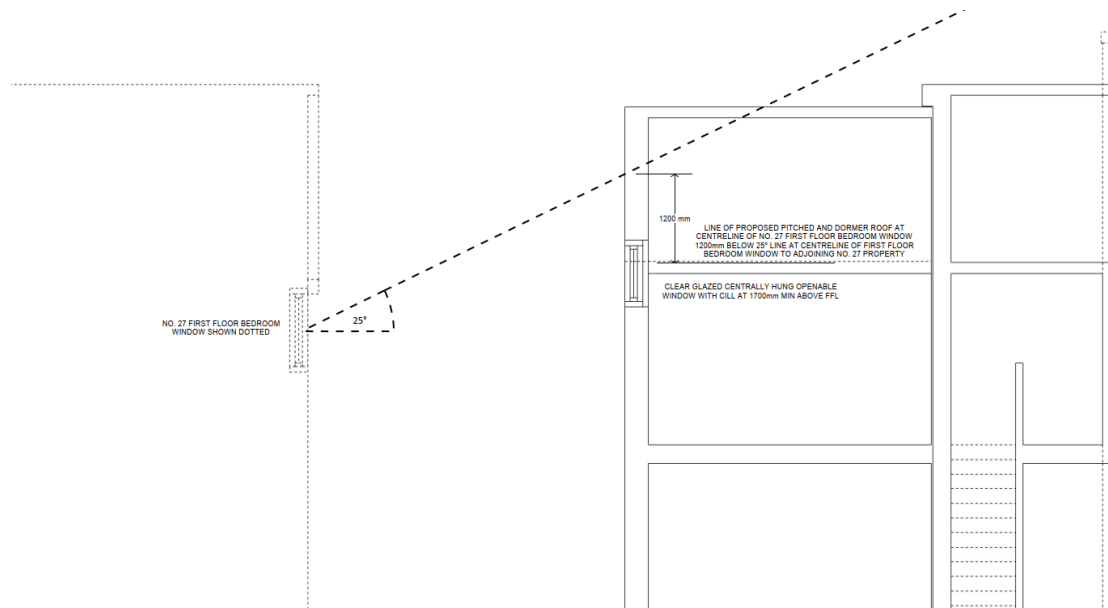
Neighbouring Amenity

Neighbours raised concerns with the potential impact on outlook.

Gravesham's Residential Guidelines set out that all developments will be expected to comply with the 25 degree rule as shown below:



There is a habitable window located to the flank elevation of neighbouring property known as 27 Cirrus Crescent, serving a bedroom. As shown below, the proposed side extension is in accordance with this rule and as such is not considered to have a detrimental impact on neighbouring properties in terms of outlook or overshadowing:



The application proposes an additional first floor dormer window to the rear elevation which could potentially result in a loss of privacy to neighbouring properties. However, the proposed window is considered to afford the same views as the existing first floor windows. Furthermore, due to the staggered building line of the street scene, 27 Cirrus Crescent is set back from the host dwelling and as such the development is not considered to result in a loss of privacy.

Overall, the proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

The application looks to increase the number of bedrooms at the property from three to five. The application site provides off road parking for three vehicles and as such is considered to be sufficient for the increase in bedrooms and will not be detrimental to the parking within the area.

Neighbours raised concerns with the extension of the dropped kerb to the full width of the frontage of the property. However, the instillation of the dropped kerb is not a matter for the local authority to consider and is assessed via the local Highways Authority, Kent County Council.

Whilst no current plans are submitted to increase the hardstanding in line with the dropped kerb, it is noted that the remainder of the front garden could be paved at a later date under permitted development and would not require planning permission from the local authority.

As such there are no parking and highways concerns in relation to the application.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	1 st July 2024	Dated:	1st July 2024