

Delegated Report

Householder Planning Application

Planning Application No: 20230298

Location: 4 Crockenhall Way Istead Rise Gravesend Kent

Description: Demolish the existing family room and erect a single storey rear extension with roof lights, a first-floor side and single storey front extension together with changes to elevational finishes and fenestration.

Applicant: Ms Jaynee Grundy

Site Visit Date: 16th September 2022

Submitted Documents/Plans

- Application Form
- Drawing No: 21/1550/14 (Existing Block Plan)
- Drawing No: 21/1550/10 (Existing Plans and Elevations)
- Drawing No: 21/1550/11 (Proposed Plans and Elevations)
- Drawing No: 21/1550/12 (Existing and Proposed Roof Plans)
- Drawing No: 21/1550/13 (Site Location and Proposed Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220855	Demolition of the existing rear extension and erection of a single storey rear extension with roof lights, a first-floor side and two storey front extension together with changes to elevational finishes and fenestration.	Refused	23.09.2022
20060102	Erection of single storey front, side and rear extensions to provide entrance canopy, study, bathroom and utility room.	Permitted	09.03.2006

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 (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) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comment received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 27th April 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to demolish the existing family room and erect a single storey rear extension with roof lights, a first-floor side and single storey front extension together with changes to elevational finishes and fenestration.

There will be a single storey part width (5m) front extension which will project 1m from the front elevation, it will be finished with a mono pitch which will have a maximum height of approx. 3.1m. This will allow for a porch and an extension to the existing study room. It is essentially infilling the existing open canopy.

At first floor level the extension will project from the existing flank elevation up to the common boundary. It will have a depth of approx. 7.5m and will be finished with a dual pitch roof which will be set below the main ridge. This element of the proposal will allow for the creation of an ensuite bedroom in the existing house and a third bedroom with an integral dressing room in the extended element.

To the rear the existing family room will be extended, it will project approx. 4.2m from the rear elevation and span part width. It will be finished with a flat roof which will have a mono pitch on the end, it will have maximum height of approx. 3.2m. The roof will include three sky lights and include a floating corner bifold door.

Background

The proposal is a resubmission of 20220855 which was refused on the below grounds.

1. *The proposed development is unacceptable in terms of scale and design and would result in the introduction of a prominent extension that would appear as an incongruous and cramped form of development that would diminish the open visual gap which represents the semi-detached nature of the properties. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).*
2. *The proposal fails to provide high quality living space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).*

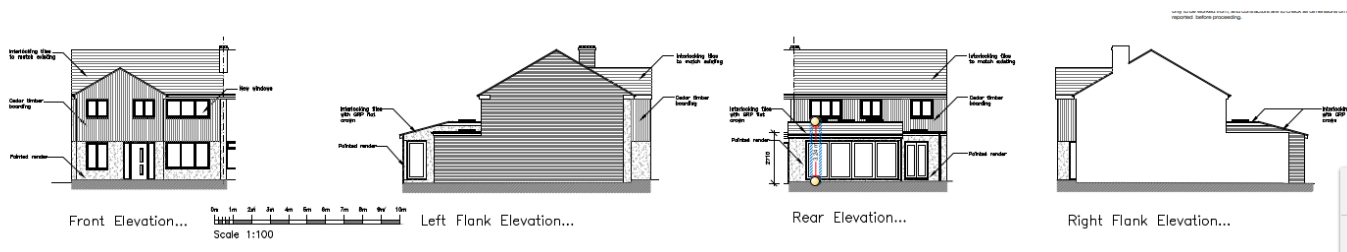
In order to ascertain whether the existing proposal is acceptable it will be necessary to determine whether the above reasons for refusal have been adequately addressed.

Character and Appearance

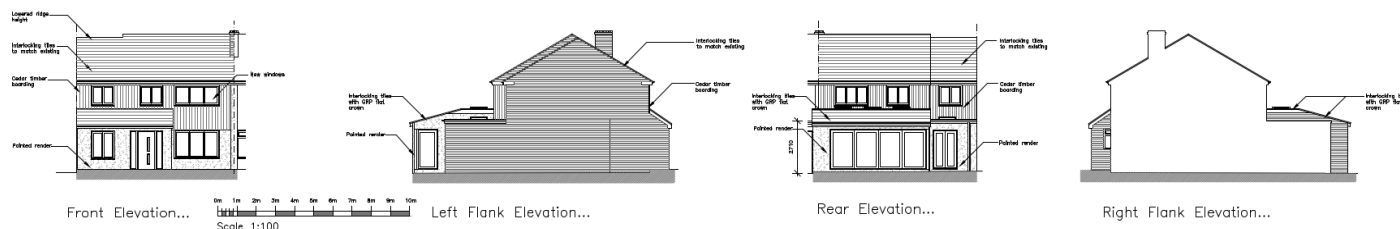
The application site is a semi-detached house situated in a rural settlement which is inset from the greenbelt. The site has been previously extended by way of a single storey front and side extension and a previous application for a similar two storey first floor, front extension and rear extension being refused.

The previously refused application proposed a front extension which included the first floor. It also shows the first floor extension being built inline with the ridge of the host dwelling. Below is a comparison of the previous and current proposals.

Refused Application 20220855



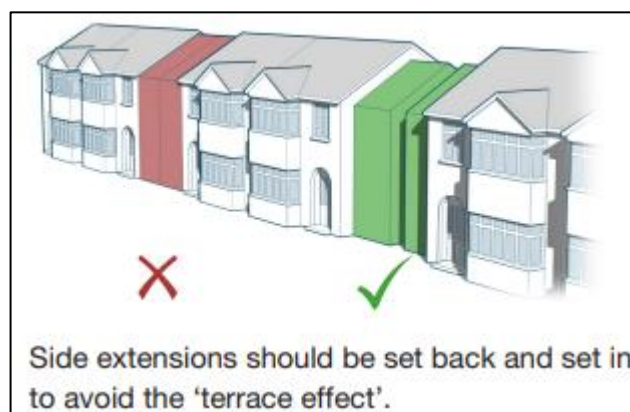
Current Proposal



The roof on the current proposal has been set down and the front extension has been scaled back and omits the first floor element. Below is an extract from the delegated officer report for 20220855

The development of the site at first floor level would also close the visual gap between the properties and could set a precedence for other properties to undertake similar works. If this were to happen then this would result in a terracing effect which would harm to visual character of the area and result in a harsh built up environment which is not in keeping with surroundings.

It is acknowledged that the current proposal has addressed some of the concerns raised in the previous proposal, however the concerns relating to the first floor side extension and subsequent closure of the visual gap between the properties has not. It is further noted that there are similar two storey side extensions in the vicinity, however these have been considered under previous planning policies. The proposed extension could set a precedence which would diminish the open gaps between the properties in the wider street scene which would harm the character and appearance of the area. Furthermore the first floor extension would result in a cramped form of development. The Householder Extensions/Alterations Design Guide SPD provides clearly guidance on two storey side extensions;



The previous delegated officer report also made reference to overdevelopment of the site, as the proposal would see the original floor plan of some 44.98sqm increase to approx 101sqm. The majority of the additional floor space has been added by way of the side extensions and the additional floor space under the current proposal is an incremental addition and so a refusal on this basis is no longer considered to be defensible at appeal level.

The single storey front extension is acceptable as this is similar to other extensions in the area and is modest in scale, the rear extension is also acceptable as the principle of this development was established under 20220855.

In terms of design, the current application has not adequately addressed all the previous reasons for refusal as it continues to retain the first floor side extension. The development is therefore unacceptable as it would result in the introduction of a cramped form of development that would diminish the open visual gap which represents the semi-detached nature of the properties. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).

Amenity of Future Occupiers

The current proposal has revised the internal layout and removed one of the proposed bedrooms to allow for sufficiently sized bedrooms. Therefore in terms of amenity the revised proposal would result in sufficiently sized bedrooms and garden space and so the proposal is compliant with Policy CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed side extension is not considered to impact the light, outlook and privacy of the adjoining property known as No. 2 Crockenhall Way as this element of the development is situated to the southern boundary and is away from the adjoining neighbour. The proposed single storey rear extension is slightly larger than the existing 3m rear extension and is higher due to the mono pitch roof finish, however given the modest height of this extension it is not liable to cause significant material harm. There may be some overshadowing experienced due to the path of the afternoon sun, however on balance this is not considered to be a reason under which a refusal of the scheme is warranted.

The property known as No.6 Crockenhall Way currently has a single storey side extension in place which includes a door and window in the front elevation and is in use as a toilet and access to the rear garden. At first floor this property has windows in the flank elevation which will face directly towards the side extension, however these windows serve a bathroom and a landing.

In terms of privacy there are no concerns that No.6 would be impacted as there are no windows proposed in the flank elevation, the proposal is also not liable to result in any harm to light levels due to the path of the sun and so the proposal does not result in any material harm to the neighbouring properties.

Parking and Highways

The site currently has off road parking for two vehicles on hardstanding. This would be maintained and so there are no concerns in this regard.



Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green

infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in the settlement area and the development would not impact on the wider rural landscape.

Conclusion

The development is unacceptable as it would result in the introduction of a cramped form of development that would diminish the open visual gap which represents the semi-detached nature of the properties. This is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and SPD4 - Householder Alterations/Extensions Guidelines (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15.05.2023	Dated:	18 May 2023