



Delegated Report

Householder Planning Application

Planning Application No: 20230311

Location: 48 Vale Road Northfleet Gravesend Kent

Description: Erection of a first-floor side extension, single storey side and rear extension and internal reconfiguration.

Applicant: Mrs Amanda Leech

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form dated 29/03/2023;

OS Plan dated 30/03/2023;

Drawing Number PL-48VRL-SD105 (Floor Plans – Proposed);

Drawing Number PL-48VRL-SD101 (Floor Plans – Existing);

Drawing Number PL-48VRL-SD107 (Elevations – Proposed);

Drawing Number PL-48VRL-SD102 (Site Plan, Roof Plan and Visuals – Existing);

Drawing Number PL-48VRL-SD106 (Site Plan, Roof Plan and Visuals – Proposed); and

Drawing Number PL-48VRL-SD103 (Elevations – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230169	Application for non-material amendment to planning permission reference number 20210519 relating to erection of a first floor side extension, single storey rear extension and internal reconfiguration; to allow a change to the roof profile	RNMA	22.03.2023
20210519	Erection of a first floor side extension, single storey rear extension and internal reconfiguration.	Permitted	23.06.2021
19910435	Erection of single storey side extension to form conservatory and w.c.	Permitted	08.08.1991
19780933	Erection of a double garage at the rear	Permitted	14.02.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways

This proposal raises some concerns, but it is doubtful they could be sustained at appeal, I have no objections.

The Kent County Council parking standards suggest that for a three bedroom property there should be an average of 1.5 parking spaces per property in a suburban area, increasing to two for a four bedroom property, a difference of half a space is unlikely to be considered significant by a Planning Inspector, in addition the application 19780933 was for a double garage, and so parking for two vehicles exists even if it does not comply with modern standards. However, the provision of an additional space does warrant a provision of a cycle parking space to comply with the requirements of SPG4 of one space per bedroom.

It is suggested that a parking plan for both cars and cycles should be submitted to ensure what provision there is can be protected and not used for other purposes.

Neighbouring properties

5 surrounding properties were consulted, a site notice was displayed on 11.04.2023 and no representations were received. The consultation period expired on 5th May 2023.

Procedural Note

Application 20230169 was made for a non-material amendment to approved planning permission reference number 20210519 relating to erection of a first floor side extension, single storey rear extension and internal reconfiguration; to allow a change to the roof profile. The application for non-material amendment was refused on the grounds that:

1. *The proposed alteration to the roof will result in a taller and larger extension which is significantly different to what was originally proposed and will be readily visible from the side and rear.*

As the extension will be taller and bulkier it cannot be considered a non-material amendment. The proposal is materially different to that which was approved, and as such an alteration would require public consultation, as well as due consideration against relevant local and national planning policies.

The following report will assess if the proposed changes comply with local and national planning policies, but it is important to note that the principle of development has already been established here for the proposed extensions. This application proposes a change in design to the proposed first floor side extension from that approved under reference 20210519;



Officer's Analysis

Design, Character and Appearance

48 Vale Road is a two storey semi-detached property located on a prominent corner plot between Vale Road and Colyer Road. The property has previously been extended by a single storey on the side and a detached double garage in the rear garden. It is raised above the highway with a brick retaining wall and steps up to the front door.



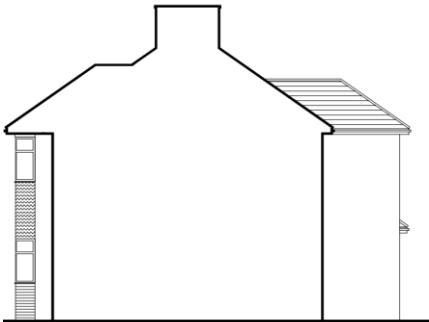
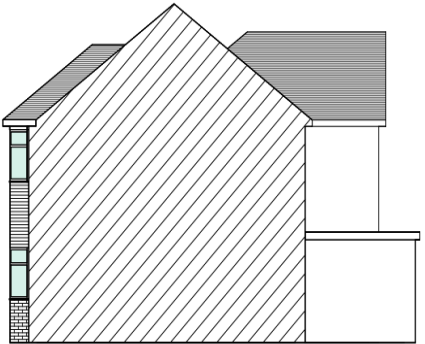
This application proposes the erection of a first floor above the existing side extension and the erection of a new single storey rear projection.

The proposed single storey rear extension will predominantly infill the gap between the boundary and the two storey outrigger. It will have a depth of 3m (extending beyond outrigger by 1m), have a width of 3.45m (extending across outrigger by 0.3m) and have a flat roof with a height of 2.65m.

The extension will create space for an open plan dining area to the ground floor. There will be a set of bifold doors leading to the rear garden and a velux window to provide additional light.

The proposed single storey rear extension is not excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene. Therefore, the rear extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The principle of the side extension has already been established, but the roof design is being amended. The side extension will be above the existing single storey side extension and will have a maximum height of 7.11m, an eave height of 5.1m, a depth of 6.29m and a width of 3.15m. It will have a large gable pitched roof design to the rear.

Existing	Proposed
	
	
	
	

The extension will create space for an additional bedroom with shower room and there will be two small forward facing windows and one larger rear window.

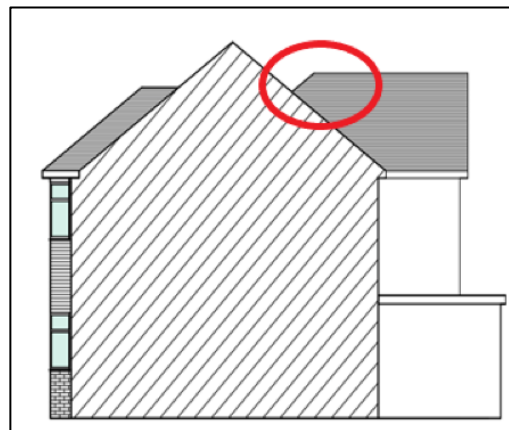
Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the

character and appearance of the surrounding area.

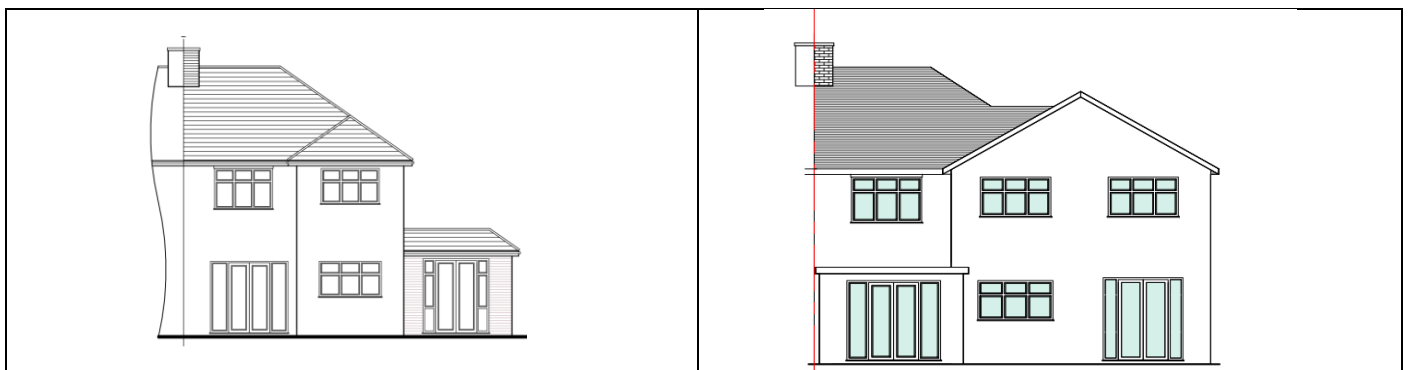
The 20210519 approval proposed a well designed and proportionate roof with a modest dual pitched hipped roof to match the existing outrigger. The current proposal looks to remove the existing pitched roof over the outrigger, and create a much larger gable roof over both the existing and proposed rear/side extension. Due to the increase in height and the large gabled design, the proposed roof unbalances the side extension with a hipped roof to the front, and a gabled roof at the rear which is consider poor design, particularly when this is considered alongside the prominent corner location of the property;



It also creates an extension which appears discordant with the main dwelling when viewed from the opposite flank elevation as outlined below, representing poor design;



Ultimately the new roof is not considered to be subservient to the host dwelling and fails to respect the original roof design, as demonstrated in the comparative screenshots below:



Furthermore, due to its prominent corner plot location and its raised level from the highway, the proposed gabled roof would be highly visible from the street scene, as shown on the Google Earth image below. Due to the increased height of the gable roof and absence of similar roof design with the

immediate area, the proposal is considered to be out of character and detrimental to the established pattern within the street scene.



Therefore, due to its design and prominence, the roof design of the proposed first floor side/rear extension is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene.

Overall, by virtue of the design and prominence of the property, the first floor side/rear extension is considered to be a poorly designed detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development the garden has an approx. area of 181.7m squared and a depth of 17m. Therefore, The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020).

Furthermore, all rooms provided accord with those set out in the RLG. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook or sense of enclosure.

As such the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Parking and Highways

There are no parking or highway issues with this application.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

Due to increase in the size and height of the rear gable from approved application 20210519, by virtue of its design and prominence, the erection of a first floor side/rear extension is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	15 th May 2023	Dated:	18 May 2023