3 Ranelagh Gardens, Northfleet, Gravesend, DA11 9NT

Retention of single storey rear extension to form a kitchen plus construction of pitched roof and retention of the front porch

Mr B S Sodhi

Recommendation:

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1. Site Description

The application site is a two storey, mid-terraced dwelling in Ranelagh Gardens, Northfleet. The application site is approximately one mile to the east of Gravesend town centre. Ranelagh Gardens is a residential street characterised with terraced rows of family sized properties. It is close to Thames Way (A226) and London Road, which are major routes out of Gravesend towards Dartford. The application site is not a large plot in size, and at the rear garden extends back from the rear of the extension by less than 10 metres to the boundary.

2. Planning History

There has not been any relevant planning history at this site. There has been an approval at the neighbouring property 1 Ranelagh Gardens. The most recent approval at number 1 was in GR05/0257, this permission was for ‘alterations to the approved scheme permitted under planning permission reference number GR98/0740 involving alterations to the proposed roof of the two storey side extension to form a study in the proposed roof space and erection of a detached garage in the rear garden’. At 3 Ranelagh Gardens, there has been an enforcement investigation taken against the extensions built without permission at this dwelling, which have led to this planning application.

3. Proposal

The proposal is for the retention of a single storey rear extension to form a kitchen and retention of the front porch. These extensions have been fully constructed without permission. The application has been revised to show the plans as the buildings have been built. The front porch has dimensions of 1.7m x 2m, and a height of 3.5m to the apex of a pitched roof. The rear extension measures 4.6m in depth, and 5.3m in length. The plan shows the proposed height of the rear extension as 3.35m to the apex of a pitched roof. The height to the eaves would be 2.45m, and the rear extension has an existing window and double door. The existing extension is a flat roof building. Therefore, the pitched roof is proposed to be constructed over the existing rear extension. The brick work would match the existing dwelling, and the windows and doors would be UPVC.
4. Development Plan

In respect of the proposal the current adopted development plans are the Gravesham Local Plan First Review 1994 and the South East Plan 2009.

In terms of townscape, conservation and design the relevant policies are TC0 and TC1 of the Gravesham Local Plan First Review 1994. In terms of Residential Layout Guidelines policy H2 of the Gravesham Local Plan First Review 1994 and supplementary planning guidance on these guidelines are relevant.

5. Reason for Report

At the request of Councillor Singh Thandi.

6. Consultations and Publicity

The following local residents have been consulted:-

1 and 5 Ranelagh Gardens; and 19, 169, 171 and 173 Beaumont Drive, Northfleet.

There have been no objections or responses from any of these people who have been consulted on this application. There were no other external consultations.

7. Service Manager Development Control comments

The proposal is for the retention of a single storey rear extension to form a kitchen incorporating the construction of a pitched roof over the existing rear extension, and the retention of a front porch. This proposal was first submitted in September 2009, but has been invalid until April 2010 when correct plans were submitted to represent the extension and porch which have actually been built on site.

Design and Layout

A significant consideration is the design of the proposal. This is considered alongside policies TC0 and TC1 of the Gravesham Local Plan First Review. The size, scale and bulk of the existing rear extension, plus the proposed pitched roof, would not be in keeping with the surrounding dwellings and does not respect the character and appearance of the existing building. The rear extension is of such a large size that the amount of amenity space for the existing dwelling would be severely compromised. The dwelling is a three bedroom property, thereby requiring a minimum garden area of 60 square metres and depth from the rear wall of the house of at least 10m. With the extension already constructed, this leaves a garden area of approximately 50 sq m, and a distance of 9.5m from the back of the extension to the back of the rear garden. This is an inadequate amenity space for a three bedroom dwelling, and does not adhere to Residential Layout Guidelines policy H2 of the Gravesham Local Plan First Review.

Impact on the occupiers of surrounding properties

The existing rear extension would have an extremely detrimental impact upon the amenity of number 5 Ranelagh Gardens. Although the rear extension is level with the extension at the rear of number 1, this property was as built set back from the
application dwelling. Therefore, the rear extension at number 3 is larger than the extension at this dwelling, and has a major impact upon number 5. Numbers 3 and 5 Ranelagh Gardens were initially level at the rear wall, so a flank wall of 4.6m in length, plus the proposed introduction of a pitched roof on the extension, causes overshadowing on number 5 to an unreasonable degree. The size, scale, bulk and massing is all too large in the context of this area, and unreasonably compromises the amenity of the attached dwelling number 5. Therefore, this proposal compromises policies TC0 and TC1 of the Gravesham Local Plan First Review.

Consultation expiry date: 5th May 2010

Recommendation

REFUSAL for the following reason:

1. The existing rear extension would be unacceptable in terms of size, scale and bulk. It would be out of keeping with the existing dwelling and surrounding properties. It would lead to a considerable loss of amenity space for the application property and the rear garden space would be inadequate for a 3 bedroom dwelling. Therefore, the extension would conflict with Policy H2 of the Gravesham Local Plan First Review. The size of the extension causes a severe detriment on the amenity of number 5 Ranelagh Gardens. Therefore, Policy TC1 of the Gravesham Local Plan First Review is compromised by this extension.