



Delegated Report

Householder Planning Application

Planning Application No: 20240968

Location: 18 Peach Croft Northfleet Gravesend Kent

Description: Erection of a two storey side extension and a single storey rear extension with associated external and internal alterations.

Applicant: D and K Partridge & J and C Cassidy

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing 1000 Rev B (Site Location Map)
- Drawing 1001 Rev B (Existing Block Plan)
- Drawing 1010 Rev B (Existing Ground Floor Plan)
- Drawing 1011 Rev B (Existing First Floor Plan)
- Drawing 1013 Rev B (Existing Roof Plan)
- Drawing 1020 Rev B (Existing Section AA)
- Drawing 1030 Rev B (Existing North Elevation)
- Drawing 1031 Rev B (Existing South Elevation)
- Drawing 1032 Rev B (Existing East Elevation)
- Drawing 1033 Rev B (Existing West Elevation)
- Drawing 1101 Rev B (Proposed Site Block Plan)
- Drawing 1110 Rev B (Proposed Ground Floor Plan)
- Drawing 1111 Rev B (Proposed First Floor Plan)
- Drawing 1113 Rev B (Proposed Roof Plan)
- Drawing 1120 Rev B (Proposed Section AA)
- Drawing 1121 Rev B (Proposed Section BB)
- Drawing 1130 Rev B (Proposed North Elevation)
- Drawing 1131 Rev B (Proposed South Elevation)
- Drawing 1132 Rev B (Proposed East Elevation)
- Drawing 1133 Rev B (Proposed West Elevation)

Supplementary information

- Cover Letter

Relevant Planning History

Reference	Description	Outcome	Decision Date
AP 2024/00008/REF	Erection of a two storey side extension and a single storey rear extension with associated external and internal alterations.	Appeal Dismissed	08.05.2024

20231200	Erection of a two storey side extension and a single storey rear extension with associated external and internal alterations.	Refused	12.01.2024
----------	---	---------	------------

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 (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

Neighbouring properties

The application was advertised by way of site notice and letters to 9 surrounding properties. The consultation period expired on 29.11.2024 and two representations were received. It was noted both representations were received from the same address.

The main points raised were:

- The proposal has been previously refused twice
- The proposal is not in keeping with surroundings
- Property will be too close to common boundary

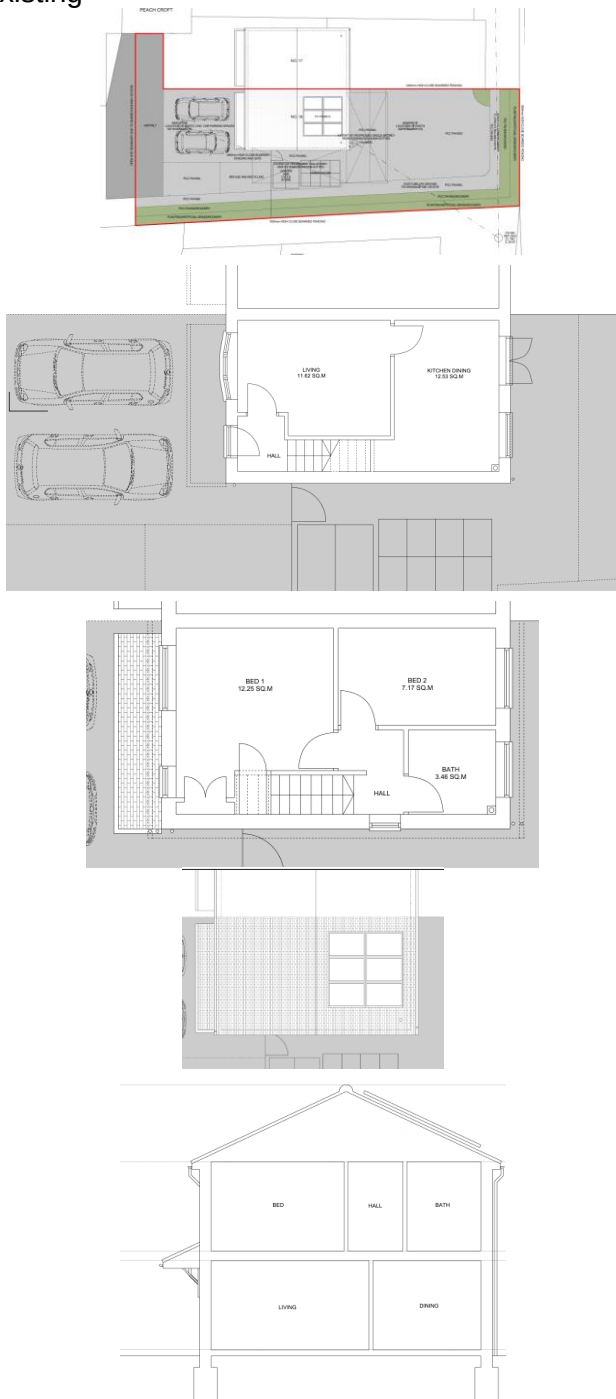
- Concerns extension will overlook neighbouring property.

Analysis

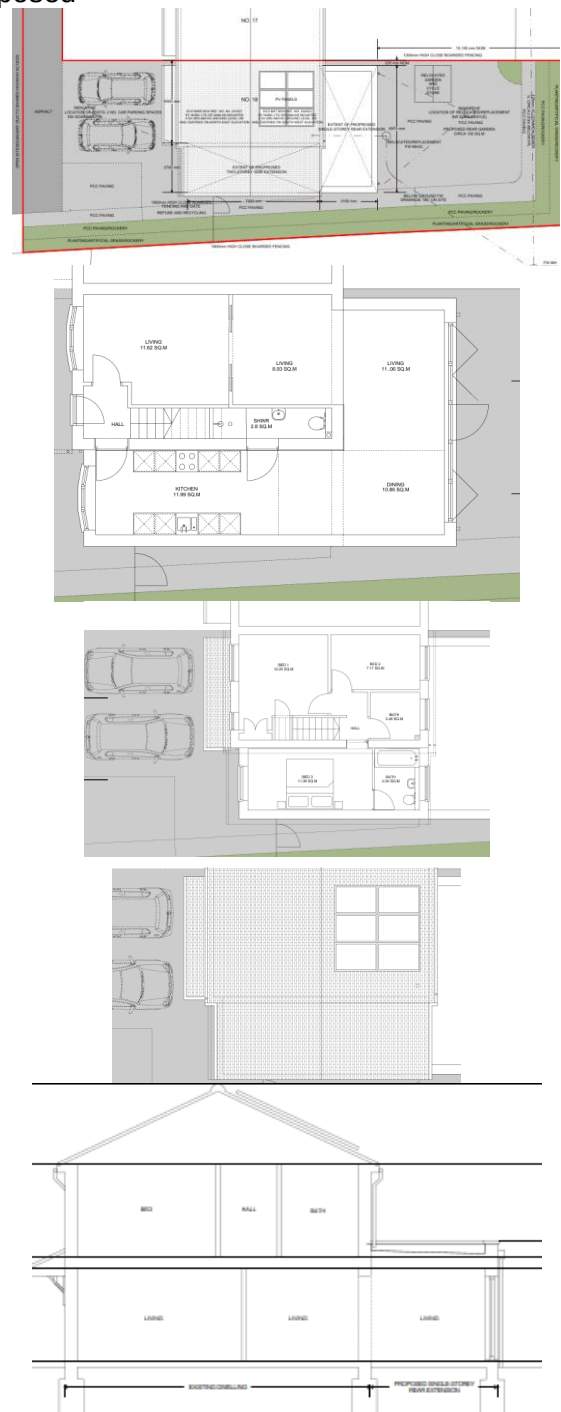
Proposal

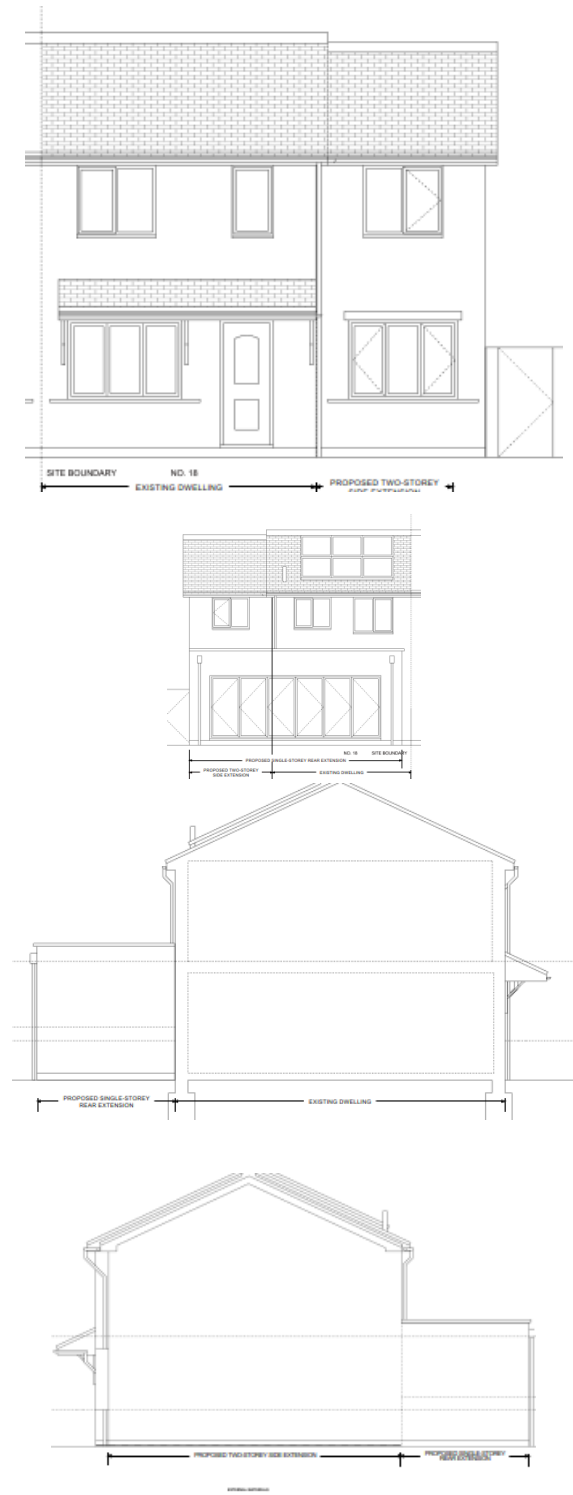
The proposal seeks the erection of a two storey side extension and a single storey rear extension with associated external and internal alterations.

Existing



Proposed





Background

There has been a previous application at this site under reference 20231200 which was refused owing to the below grounds:

The proposed two storey side extension fails to constitute good design, lacks subservience and constitutes an incongruous addition which fails to respect the scale of the host dwelling. In conjunction with the scale of the two storey side extension the single storey side extension would further increase the footprint of the dwelling thus resulting in excessive bulk and massing and over development of the site contrary to the requirements of CS19 local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance (2021) and Paragraph 135 of the National Planning Policy Framework 2023.

The proposal will result in an unacceptable and cramped amenity space for future occupiers and would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

The above refusal was subsequently appealed and dismissed by the planning inspector. The planning inspector raised the below points in their finding:

1) The proposed side extension, having a matching front building line and roof ridge to that of the host property, would not satisfy the requirements of the Guide. As such, the extension would not be a subservient addition to the host dwelling, as required by SPD 4.

2) The Guide also requires the width of an extension to be no greater than the width of the host building. The side extension would be almost the same width as the original dwelling.

3) Taking these matters collectively, the proposal would not be a subservient addition to the host dwelling. Furthermore, given its overall size, it would have an appearance of an additional dwelling attached to the host property, rather than appearing as an extension to the existing dwelling house.

4) The rear extension would span across both the rear of the original dwelling and that of the side extension. When considered in conjunction with the two storey side extension the Council have calculated that the proposed extensions would add an additional 55.69sqm to the original 33.96sqm footprint of the original dwelling. This would not respect the scale of the host dwelling.

5) For these reasons, I conclude that the proposed development would be harmful to the character and appearance of the host dwelling. The proposal would, therefore, conflict with Policy CS19 of the Local Plan Core Strategy 2014, SPD 4 and Paragraph 135 of the National Planning Policy Framework (the Framework) 2023. This policy, SPD 4 and the Framework seek, amongst other matters, development to be visually attractive, conserve and enhance the character of the local built environment and to integrate well with the surrounding local area.

6) I conclude that the proposed development would not be harmful to the standards of living environment for its future occupiers. The proposal would, therefore, not conflict with Policy CS19 of the Gravesham Local Plan Core Strategy 2014, SPG 2 (2020), and paragraph 135f of the Framework 2023.

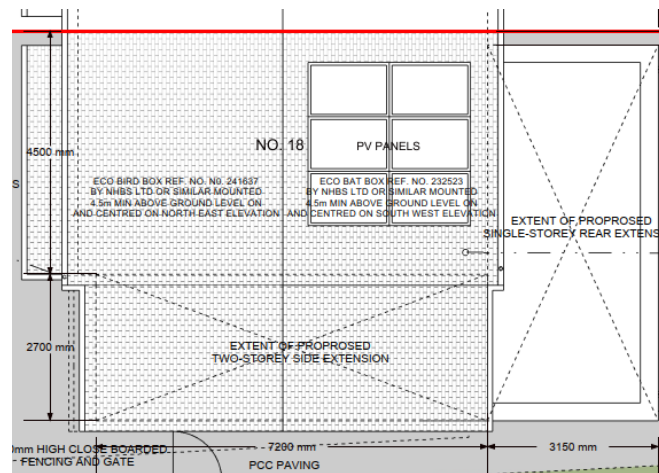
Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property is located at the end of a cul de sac in a fairly new estate which was constructed in the 1980s. The application site benefits a front drive and comprises a side garden area which will host the two storey side extension.



The proposed two storey side extension has been designed with the set below the ridge and behind the principal elevation, thus returning a subservient development. The previously refused proposal included a rear dormer which has also been removed as part of this proposal which has resulted in a better designed extension. The extension is in keeping with the wider character of the area, similar two storey side extensions can be seen within the vicinity.

The single storey rear extension will span across the original and extended part of the dwelling by some 3.1m, whilst this will result in a significant increase to the footprint of the host dwelling, it is not considered to result in any material harm which would warrant a refusal. Furthermore, this element of the proposal will not be visible from a public vantage point and will not impact the wider character of the area.



The revised proposal is considered to overcome the previous reasons for refusal and now complies with the requirements of CS19 local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

Post development the resultant garden space will equate to approx. 92sqm. The adopted guidance states that there should be at least 60sqm of garden area for a three-bedroom property and so there is adequate garden space post development.

The proposed bedroom will have a floor space of approx. 11sqm which is compliant with the Nationally Described Space Standards 2015.

The proposal adequately safeguard future occupant amenity in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

Due to the siting of the proposed extensions and surrounding properties the proposal is not liable to result in any harm to the neighbouring properties. Furthermore, the extension does not include any windows in the flank elevation which could give rise to overlooking.

An objection was raised relating to overlooking from the proposed extension and concerns were raised regarding its proximity to a neighbouring property. Whilst the extension will be located nearer to a shared boundary it will not result in overlooking as there are no windows proposed in the flank elevation, furthermore the extension is set away from the common boundary by approx. 2.3m which should lessen its impact on the neighbouring properties.



The single storey side extension is set away from the common boundary shared with the adjoining semi and so, this property would not experience any material loss of light or outlook. Should permission be forthcoming a condition would be imposed to ensure no windows or openings are created in the flank elevations of the extensions and any window serving a w/c or shower room are obscure glazed and top hung.

The proposal is considered to adequately safeguard the amenity of neighbouring properties in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The application site has sufficient onsite parking to meet the needs of the development. The proposal is therefore compliant with SPG4 – KCC Parking standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10.12.2024	Dated:	11th November 2024