



Delegated Report

Householder Planning Application

Planning Application No: 20231086

Location: 1 Marconi Road Northfleet Gravesend Kent

Description: Erection of a single storey side and front extension, dormer roof extensions in rear roof slope, 2no. roof lights in the front roof slope, loft conversion, with alterations to fenestration and with an outbuilding.

Applicant: Mr Harpreet Singh

Site Visit Date: Previous Visit for Planning Reference 20230578

Submitted Documents/Plans

Application Form

IMR/A3/01 – Existing GF Plan and Site Map

IMR/A3/02 – Proposed GF and FF Plans

IMR/A3/03 – Proposed Elevations

IMR/A3/04 – Existing & Proposed Roof Plans

IMR/A3/05 – Proposed Outbuilding

IMR/A3/06 – Existing and Proposed Block Plans

IMR/A3/07 – Existing Elevations

IMR/A3/08 – Existing Garage

Relevant Planning History

Reference	Description	Decision	Decision Date
20230578	Erection of a single storey side and front extension, dormer roof extensions in front and rear roof slope, loft conversion, alterations to fenestration and with an outbuilding.	Refused	08/08/23

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 Places

Supplementary Planning Guidance

- SPG 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.

GBC Highways Officer - No highway objections the proposal complies with guidance.

Neighbouring properties

The final date to submit comments ended on 08/12/23. A site notice was placed on 13th November 2023. 9no. surrounding properties were consulted, and 3 comments were received in total, from 2 individuals. All comment were objecting to the proposed development.

Summary of objections:

- The revised design does not align with the scale, character or appearance of the surrounding area which predominantly consists of bungalows.
- The outbuilding would be oversized.
- The use of the outbuilding should be restricted.
- Measurements omitted from plans.
- Limited parking availability for contractors.
- Unsafe Road for manoeuvring of contractor vehicles.
- Adverse impact on Natural Light and Privacy
- The height and position of roof changes would result in obscuration and overshadowing of neighbouring windows and garden.
- Removal of a single level dwelling from the market reduces the variety of available dwellings.
- The width of the extension is unchanged from the previously refused scheme and would impact the boundary with neighbouring property.

Although all comments received were objections, some comments acknowledge positive changes made from the previous scheme:

- It is pleasing that the plans have been scaled back.
- The reduction in rooms and therefore loss of the front facing dormers would result in a reduced amount of overlooking to neighbours at the front.

- The outbuilding has also been reduced in height and length albeit still larger than the existing garage.

The following issues were also raised but are not material planning considerations and cannot be given regard as part of this assessment of planning considerations:

- Personal Matters
- Parking for construction workers

Officer Note: Whilst the plans do not annotate every measurement, the plans are scaled correctly and using a scale rule can be accurately scaled.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highways and Parking.

It is noted that this application follows recent planning refusal under planning reference 20230578. The refusal reasons for that scheme are as follows:

1. *The proposed development by reason of its disproportional scale, poor design and layout would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2021) in terms of design, character and appearance.*
2. *The proposed development by reason of its inability to demonstrate adequate level of on-site vehicle parking provision, resulting in harmful impact to highway safety, would as result be contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.*

This assessment will focus on whether the reasons for refusal are overcome by this amended scheme. However, where relevant the assessment will reflect that undertaken for the previous scheme for consistency.

The main changes are:

- Removal of proposed front facing dormers and installation of rooflight
- Reduced scale of outbuilding
- Increased parking availability.
- Altered roof pitch to dwellinghouse.

Design, Character and Appearance

This application relates to a detached bungalow in an urban, residential area. Painters Ash Public House lies to the southwest. Entrance to the allotment gardens is located between the dwellinghouse and public house with the allotment gardens positioned to the rear of the site. To the eastern side of Marconi Road, the buildings are bungalows with front elevations close to the road and on the western side of Marconi Road the dwellinghouses are two storeys set further back.

Extensions and Alterations to dwellinghouse

To illustrate to the increase as a result of the works the following tables compare the existing dwellinghouse to the proposed dwellinghouse alongside the same assessment made under planning reference 20230578.

Measurement	Existing	Refused under planning reference 20230578	Actual increase	Percentage Increase
Footprint	96m ²	153m ²	57m ²	59.4%
GF Area	85m ²	138m ²	53m ²	62.4%
FF Area	N/A	103m ²	103m ²	N/A
Total Area	85m ²	242m ²	157m ²	184.7%
Maximum Depth	14m	14m	0m	0%
Maximum Width	8m	11m	3m	37.5%

Measurement	Existing	Proposed	Actual increase	Percentage Increase
Footprint	96m ²	153m ²	57m ²	59.4%
GF Area	85m ²	138m ²	53m ²	62.4%
FF Area	N/A	60m ²	60m ²	N/A
Total Area	85m ²	198m ²	113m ²	132.9%
Maximum Depth	14m	14m	0m	0%
Maximum Width	8m	11m	3m	37.5%

In terms of these measurements, the only change from the scheme previously proposed is a decrease in first floor area and as such a decrease in total area.

This information shows us that although the depth of the building would still not be increased, there are substantial increases in other areas. The width of the building would still increase by over one third. The actual footprint would still increase by over one half. However, the total area would now increase by less than previously proposed, but this would still increase by almost one and a third, of the original dwellinghouse. These continue to be substantial increases. Given the scale of the increase it could appear to be a significant increase over and above the original dwellinghouse. Whilst this alone is not a defining matter in whether the development would be appropriate in terms of design, character and appearance, it does provide an indication as to the extent of the works in a clear and measurable way. However, consideration as to the design elements of the scheme would also be required to understand how the development incorporates into the locality and into the dwellinghouse to mitigate the potential impacts of the additional bulk and whether this is appropriate in this setting.

Of particular relevance in design terms is the position of the increase. The increased footprint would be to the side and front of the dwellinghouse. Both would be in highly visible areas from the streetscene and so would have a greater impact on the character of the area than a rear extension. The increased width and depth would result in wide frontage, leaving only a 1.1m space from the southeastern boundary and a 0.2m gap from the northwestern boundary. This would create an 11-metre wide, fronted building 5 metres from the highway and deep, 14 metre bulk very close to the boundary with the entrance to the allotment.

Another point of increase would be the addition of dormers and the roof alteration. Here it is helpful to review the guidance in the Householder Extensions/Alterations Design Guide SPD. Relevant sections are detailed as follows:

Key Principles

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

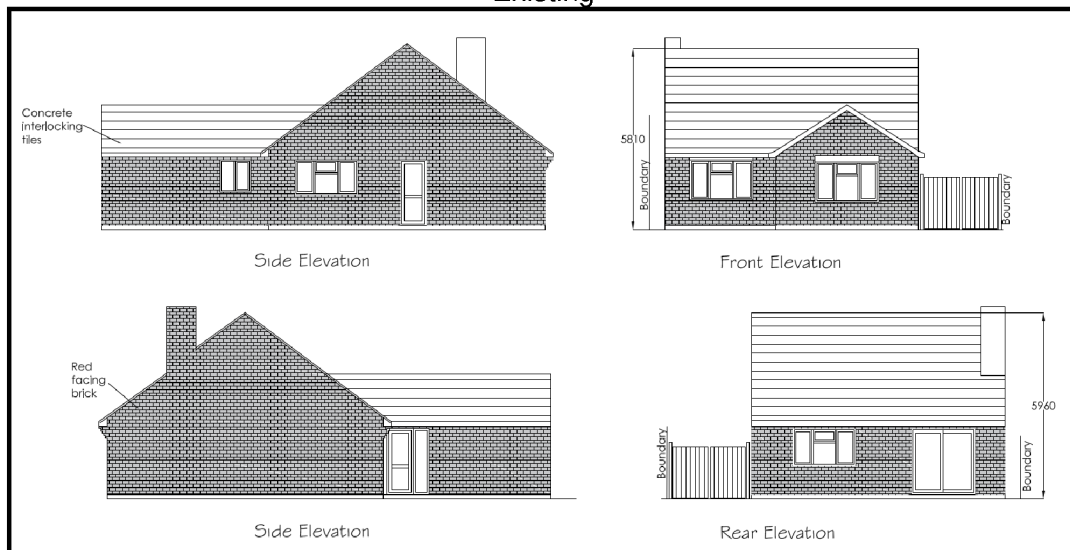
Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.

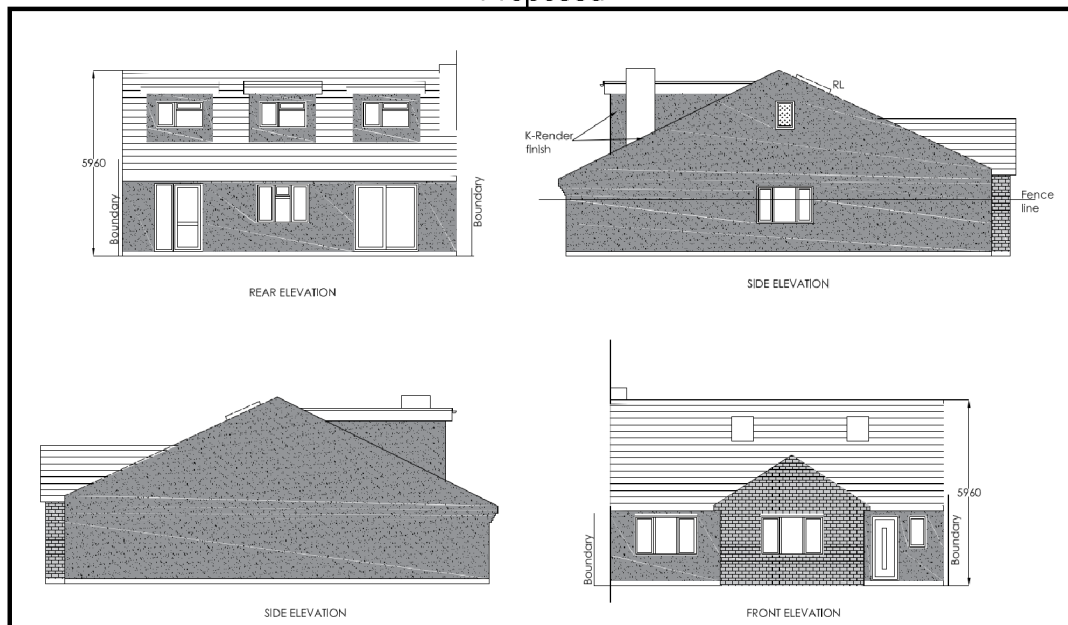
In terms of the above, this new scheme has removed the flat section of roof and introduced a fully pitched roof instead. The previous roof height was 5.81m and the proposed pitched roof here, would have a maximum height of 5.96m, so an increase of 0.15m. However, considering that the proposed pitched roof would have a shallower pitch, it would result in lesser roof volume. This is considered an improvement to the scheme. It is also noted that the previously proposed front dormers have been removed from the scheme and replaced with rooflights instead, which again would be an improvement. Whilst it is unfortunate that the proposed side extension would be close to the neighbouring boundary, closing the side access to the rear garden, at a low height, only 0.15m above the existing bungalow roof height, this would not be significantly harmful to the character of the area. The gaps between the properties in this location vary considerably but are mostly modest as per the example here and so not out of keeping with the wider vicinity.

However, assessment should be undertaken as to whether the proposed extensions would overwhelm the host building. The following images (Not to Scale), compare the existing and proposed elevations to demonstrate the change.

Existing



Proposed



As can be seen from the side and front elevations the front and side extensions would visually result in minor extensions. Whilst there would undoubtedly be changes to the original layout and appearance of the main dwellinghouse, these would not be so substantial visually so as to warrant a refusal and the scheme although two storeys in use, would give the appearance of a bungalow, given its pitch and height. The scheme would therefore comply with those matters highlighted above. The proposed materials would be commonly seen in urban residential areas and so would be appropriate in this setting.

Outbuilding

The proposed development would also result in the replacement of the existing garage in the rear garden with a larger outbuilding with two rooms (a gym and store), with separate entrances.

The store and gym should also be considered in terms of design. The building would be 8 metres deep and 2.75 metres wide, with a max height of 2.6 metres. This would be reduced from the previous proposal from 11 metres and reduce height from 2.75m.

On outbuilding the Householder Extensions/Alterations Design Guide states:

Outbuildings

10.14 An outbuilding should normally only be used for purposes incidental to the enjoyment of the house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and summer houses. A purpose incidental to a dwelling house does not include use as separate self-contained accommodation, or other primary living accommodation incorporating such components as a bedroom, bathroom, or kitchen. Proposals to provide separate accommodation or a commercial use (unless it constitutes working from home) in an outbuilding requires planning permission.

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

The reduced depth of the outbuilding certainly improves the scheme from the previous refused one. This would still be deeper than other neighbouring outbuildings. However, given the minor floor space of 22m², position and low height of the outbuilding it would be considered proportional to the main dwellinghouse and the plot it would be situated in.

The changes made from the previous proposal are considered to overcome refusal reason 1.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The rooms created as part of this scheme would comply with the minimum internal space standards. Adequate garden depth and area would be retained as per the required space standards.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, some objections were received as outlined earlier in the report.

This property has one adjoining neighbour potentially impacted by this development: 3 Marconi Road. This neighbour is located to the northeast. There is a distance of 4-5m between the dwellinghouses side elevations. This would reduce to 1-2m as a result of the development. The proposed outbuilding would be 0.36m from the shared boundary. There is a brick and concrete block wall at the shared boundary. The existing outbuilding is also located on the boundary and this would be removed and replaced with the proposed outbuilding.



A 25-degree test as marked by the yellow line on the image above, shows that the development, being the proposed dormer at the closest and highest point would not overshadow the neighbours' rear windows. The main house itself would maintain a single storey height, only 0.15m higher than the existing roof, with a shallower slope and so would not result in any significant increased overshadowing of side openings on this neighbours property.

The existing dwellinghouse is already 4 metres deeper than this neighbours at its closest point. However, the proposed scheme would result in the dwellinghouse retaining a 4 metres greater depth and as a result of the side extension the bulk of this would be moved to 1 metre from the neighbour's side elevation. This closer proximity and retained greater depth would result in an increased impact on the neighbour in terms of overbearing bulk. However, given the low sloping nature of the roof pitch and the small scale of the dormer extensions, from this neighbour's perspective, the impact would not be significant. It is noted that there are windows on the flank elevation of 3 Marconi Road, however these serve non-habitable rooms as identified below;



As well as being non-habitable rooms, the kitchen/diner is served by an additional window and door in the rear elevation, ensuring there is sufficient natural light.

Therefore on balance, while there will be some impact on neighbour amenity as raised in relevant neighbour representations, it is considered the effect is not significant enough to result in a detrimental proposal which fails to safeguard neighbour amenity. The proposal therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Highways and Parking

The GBC Highways Officer has not objected to the scheme, which would now provide two parking spaces for the proposed 3 bedroom property. The scheme would therefore overcome refusal reason 2 on the previous decision.

Adequate vehicle and cycle parking provision would therefore be available, in compliance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development has overcome the previous grounds of refusal and as such would comply with all relevant national and local planning policies, subject to compliance with all planning conditions.

The recommendation is therefore to approve the application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	12th December 2023	Dated:	12 December 2023