



Delegated Report

Householder Planning Application

Planning Application No: 20230717

Location: 87 Pepper Hill Northfleet Gravesend Kent

Description: Erection of a front porch, two storey side and single storey rear extension, demolition of detached garage and erection of outbuilding in rear garden, and width of dropped kerb increased.

Applicant: Mr Charanjit Singh

Site Visit Date: 14/09/23

Submitted Documents/Plans

Application Form

87PH/A3/01 – GF Plan and Site Map

87PH/A3/02 – Existing FF Plan

87PH/A3/03 – Proposed GF Plan

87PH/A3/04 – Proposed FF Plan

87PH/A3/05 – Existing and Proposed Block Plans

87PH/A3/06 – Existing Garage

87PH/A3/07 – Proposed Outbuilding

87PH/A3/08 – Existing and Proposed Front and Rear Elevations

87PH/A3/09 – Existing and Proposed Side Elevations

Relevant Planning History

No relevant planning history for application site.

Relevant neighbouring planning history:

83 Pepper Hill

Reference	Description	Decision	Decision Date
19790172	Erection of first floor extension at the side to form enlarged bedroom with en suite bathroom and single storey extension at the rear to form lobby and enlarged kitchen	Permitted	16.10.1979

91 Pepper Hill

Reference	Description	Decision	Decision Date
19930277	Erection of front porch and two storey side extension to form kitchen and garage with enlarged bedroom and ensuite bathroom over.	Permitted	14/07/1993

93 Pepper Hill

Reference	Description	Decision	Decision Date
20190347	**REVISED DESCRIPTION** Demolition of existing garage and erection of a two storey side extension and single storey front and rear extensions.	Permitted	10.06.2019

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:

This application gets an automatic recommendation for refusal.

Adopted supplementary guidance (KCC SPG4) recommends that car parking spaces should be 2.5 metres wide increasing to 2.7 metres when adjacent to an enclosing boundary which can restrict the opening of a car door and the pedestrian access, the width required for the parking of two cars is 5.2 metres and not the 4.5 metres suggested by the Block Plan Drawing Number 87PH/A3/05.

In terms of depth the same adopted guidance recommends a depth of 5 metres, but Kent County Council also issue guidance regarding the formation of carriage crossovers that when the parking space is in front of a door to the property the parking space should be a minimum of 6 metres deep to ensure there is adequate space for pedestrians to access and egress the property, here the depth is only 4.864 metres deep.

The car parking layout needs to be modified to ensure there is a clear pedestrian access to the front door of the property. The best option may be the removal of the front extension and existing porch (as the door opens outwards), which would permit a vehicle to park slightly at an angle in front of the lounge, which seems to happen now albeit by driving over the footway and not the carriage crossover.



KCC Heritage:

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

The final date to submit comments ended on 21.08.23.

6no. surrounding properties were consulted, and 0 responses were received.

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.

Design, Character and Appearance

The site is in an urban, residential area. The dwellinghouses in this stretch of road largely consist of semi-detached dwellinghouses with steep roof pitches with first floor accommodation served by front and rear roof dormers. Each set of semi-detached dwellinghouses are linked by single storey elements,

originally garages. There are some instances whether these single storey links have been replaced with two storey extensions, right up to the boundary. For instance, 77, 83, 91 and 93 Pepper Hill. The planning history for 77 Pepper Hill does not show any planning history for a first floor/two storey side extension. Planning consent was given for the first-floor side extension at 83 Pepper Hill in 1979. There is also another example of similar development at 93 Pepper Hill, approved more recently in 2019.

The proposed development would consist of the following works:

- Erection of a front porch
- Erection of a two-storey side extension
- Erection of a single storey rear extension
- Demolition of detached garage
- Erection of outbuilding in rear garden.
- Increased width to dropped kerb.

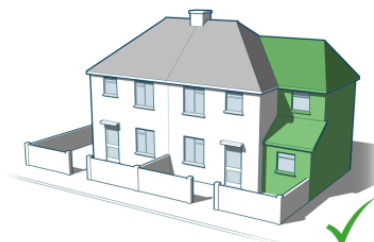
As has been laid out, first floor extensions to the boundary are a predominant feature in this area. Whilst there are some exceptions to this, and the works undertaken to some of those properties are not related to recent planning approvals and policies and design standards have adapted over time. Development considered acceptable in 1979 such as in the case of 83 Pepper Hill, may not be compliant with modern design standards. However, given that there are examples of similar development at 91 and 93 Pepper Hill, approved in 1993 and 2019 consecutively these changes have appeared more recently also. Whilst such appearance is not considered a dominating feature, the prevalence has increased and it should be considered to now form part of the character of the area.

The Householder Extensions/Alterations Design Guide SPD provides the following guidance for side extensions:

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

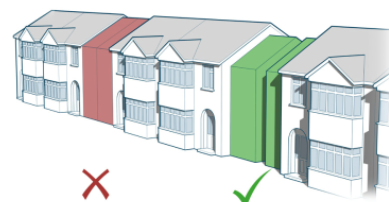


Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.



Side extensions should be set back and set in to avoid the 'terrace effect'.

- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
 - **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden
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In this instance, the proposed first floor side extension would impact the symmetry and characteristic gap at first floor between properties. It would leave no gap at the boundary at first floor, where the guidance requires a minimum of 1 metre. The extension would also not be set in and back to avoid a terracing effect. It should also be noted that these changes would have a greater visibility on the streetscene, given the two storey height of the proposed side extension and its high visibility at the side, with open fronted driveway. Whilst such design is not considered good, given that it is reflective of the character of this area as a result of previous development, the harm it could potentially cause is mitigated as the development would be characteristic for the area.

The proposed outbuilding, rear and front extensions at single storey, would be subservient additions on their own merit and would be appropriate in design. The use of the outbuilding will be restricted to be for purposes incidental to the main dwelling.

The proposed development by reason would, on balance, be appropriate in scale, character and design and as such would 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 (2023) in terms of design, character and appearance.

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 dwellinghouse is and would continue to be a 3 bedroom dwellinghouse. However the external amenity provision may be impacted by the increased footprint of the dwelling house and the outbuilding to the rear. The Residential Layout Guidelines (2015) requires dwellinghouses with 3 bedrooms provide 10 metres depth and 60 sq. metres of garden area. As a result of the development the garden would have a remaining depth of 8.645m and an area of 67 sq. metres. Although the proposed amenity space would not have the required depth, compliance with the area requirement is indicated that the space available is adequate. Larger extensions and outbuildings could be constructed under permitted development. Internally, the proposed rooms comply with internal 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, no objection to the proposal was received.

The neighbours most likely to be impacted by the development are 85 and 89 Pepper Hill.

85 Pepper Hill

This neighbour is located to the northwest. At ground floor the side garages at either property attach. But at first floor there is a distance of 5 metres between the elevations of these properties. The proposed development would reduce this distance to 2.3 metres, placing the first-floor extension on the shared

boundary. Planning history does not reveal what the first-floor side window serves on this neighbour's property. However, there is a strong likelihood that the internal layout reflects and if so this window would serve the staircase, a non-habitable room. It is also noted that the building is served by windows to the rooms from the front and rear first floor dormers. Therefore, it is non likely that the proposed extension would overshadow any habitable rooms. The single storey rear extension would be 0.1m greater in depth than this neighbouring property's rearmost elevation. At single storey and in this position, it would not result in significant overbearing bulk, or overshadowing. The proposed side elevation would also not result in any first-floor windows, preventing impacts from direct overlook. The proposed porch and outbuilding are located in positions and are of a scale which would likely not result in significant impacts to the neighbouring properties.

89 Pepper Hill

This neighbour is located to the southeast and is attached. The first-floor side extension would have limited impact on this neighbour as it would be to the northwest elevation, which does not face this neighbour's property. However, the single storey rear extension has potential to impact the neighbour's residential amenity. Both properties have the same rear elevation line currently. The proposed rear extension would have a depth of 3.5m and a height of 2.8m. Its flat roof would not be visible from the street scene and despite being a full width extension, it would not overbear on this neighbour in terms of scale and bulk given its height and depth. The proposed porch and outbuilding are located in positions and are of a scale which would likely not result in significant impacts to the neighbouring properties.

Further openings will be restricted in order to safeguard neighbour amenity moving forward.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways and Parking

The GBC Highways Officer has objected to the scheme as it would not provide adequate space for parking provision. The parking spaces indicated on the proposed block plans would not be compliant with SPG 4 - KCC Parking Standards (2006). They have advised that although the hardstanding to the south eastern side of the vehicles shown on the proposed block plan could provide adequate spacing, the position of the porch would prevent parking in this area, without requiring driving over the pedestrian footpath which is not served by a dropped kerb in this section.

However, it is noted that the drive and dropped kerb are currently in situ and the proposed development does not compromise this. Whilst there would be a loss of space given the garage conversion, the space retained would be considered adequate. Although it is advised that the applicant seek to widen the dropped kerb to avoid damaging the pavement which has not been appropriately reinforced for vehicular crossings.

Adequate vehicle parking provision is therefore maintained in accordance 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.

Any Other Material Planning Considerations

Archaeology: KCC Heritage have raised no concerns with regard to the Archaeological impacts given the location of the ground works being immediately adjacent an existing dwelling.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20th September 2023	Dated:	20 September 2023