



Delegated Report

Householder Planning Application

Planning Application No: 20221007

Location: 2 Bunny Hill Tanyard Hill Shorne Gravesend

Description: Erection of two-storey side extension, roof alteration creating first floor, facade alterations, floor plan redesign and all associated works

Applicant: Mr Marc White

Site Visit Date: Desktop

Submitted Documents/Plans

Application Form
Site Location Plan
B132137-3000 Rev A – Block Plans
B132137-1000 Rev A – Existing Drawings
B132137-3000 Rev A – Proposed Drawings
Planning First Safety Strategy (September 2022)
Site Photographs

Relevant Planning History

Reference	Description	Decision	Decision Date
TH/6/50/96 (19500096)	Housing Site	Permitted	23/02/1951

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 (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
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

The consultation period ended on 10th October 2022.

Highways Officer – comments received 15th September 2022:

No objections as adequate parking available in front garden.

Ward Councillors:

No comments were received from Ward Councillors

Shorne Parish Council – Comments received 28th September 2022:

The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments:

The property is semi-detached and set well back from the roadway. Although the adjoining property has been extended at the side and rear, single storey, and has an extended side dormer (all without planning permission) the overall appearance from the street at present remains fairly symmetrical, which the proposal will alter.

The property has an original floor area of 72.5sqm (including the narrow integral garage but excluding the conservatory which appears to be a later addition) and the proposal will add 32sqm or 44% to the floor area.

The proposal will cause loss of the existing shed and car port, and some mature hedging. The existing roof will be extended, with the same ridge height, and with the further extension being subsidiary at the front but not the rear.

Bedrooms will increase from 3.5 to 4. Parking will be relatively unchanged as the integral garage is probably too narrow for modern cars.

No new side windows are proposed.

Neighbouring properties

5no. surrounding properties were consulted, and no comments were received.

Officer's Analysis

Description of Site

2 Bunny Hill forms part of a housing development built following planning consent obtained in 1951 under planning reference TH/6/50/96 (19500096). As it currently exists the area is a residential one, inset from the greenbelt surrounded by rural countryside. This particular dwellinghouse is semi-detached, with reflected features and a level of symmetry to its attached neighbour. As such the pair are viewed together. In the wider streetscene; there is evident variance in layout and design of the nearby dwellinghouses. Large, wide fronted detached dwellinghouse are common. However, further to the south of the street there are semi-detached dwellinghouses, which although as a pair reflect the footprints of the detached dwellinghouses, they generally have a less grandiose appearance and are smaller as individual dwellinghouses.

This particular dwellinghouse is brick built with rendered first floor, concrete roof tile and upvc framed openings.

Proposal

This application seeks planning consent to:

- Erect a first-floor side extension
- Erect a two-storey side extension
- Alterations to façade
- Proposed External Materials: Red brick and cream painted render, Clay roof tiles and aluminium and upvc framed windows.

Summary information

	First Floor addition (m)	Two Storey addition (m)
Max height	9.4	9.2
Max eaves height	6	6
Max Width	2.8	4.2
Max Depth	9	8.4

Principle of Development

This application is located a rural settlement inset from the Green Belt (Shorne Ridgeway), 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 and Residential Amenity of neighbours.

Design, Character and Appearance

Householder Extensions/Alterations Design Guide (2021) provides clear guidance on how two-storey side extensions should be designed under paragraph 10.5. The following assesses the impact on the design, character and appearance with this guidance in mind. Within this guidance, it is noted that two-storey side extensions, given their position and height, can have a greater impact on the streetscene than other development. And so careful consideration should be given to limiting the impact to the streetscene.

The proposed extensions would result in a significant increase in first floor and roof bulk, increasing the width of the dwellinghouse from 8.7m to 13m. Whilst in many instances a 4.3m side extension may be acceptable, the proposal presented, in this context would result in a large and overbearing increase in mass

and bulk, uncharacteristic for a semi-detached dwellinghouse within this street. As it exists 2.7m of that existing width is currently designed with a low sloping roof and subservient side dormer. It would have been purposefully designed in this manner to provide additional space whilst creating a subservient and visually interesting character. To this northern flank elevation this subservient roof form would be removed and replaced with an elongated wall with pitched roof above to reflect the main dwellinghouse. Whilst reflecting the main dwellinghouse, in terms of design it, would result in an increased eave height from this flank elevation from 3.8m to 6m. To reiterate the great increase in bulk, the existing highest point of the ridge at 9.5m high is 1.3m wide. The ridge of the roof would be increased by 7.2m in width to 8.5m. It is noted that this roof height would be lowered for the two-storey side extension to 9.2m high in a likely attempt to increase subservience. However, this is a minor set down and does not compensate for the significant and cumbersome added bulk.

Two storey side extensions can utilise the footprint of the building to create a greater subservient appearance by setting the extension back from the main build line. This proposed extension is set back marginally by 0.2m from the main first floor wall. This is not a clear and sufficient setback and given the height and width of the proposed extension would be a prominent and dominating addition. Whilst it is noted on the plans that this setback would match the neighbour's setback, it should be observed that the neighbour has a single storey extension, which is less subservient given its single-storey nature and so the greater mitigation measures incorporated into the design would be required to ensure subservience on this development.

As stated previously in the description of the site, this dwellinghouse is viewed in conjunction with its attached neighbour. Currently there is some symmetry and whilst it is not generally expected that semi-detached dwellinghouses should adhere completely to the design of neighbouring properties to retain symmetry, there should be a balance between these dwellinghouse visually. The single storey extension to the attached neighbours dwellinghouse, is subservient follows the low sloping roofline and would have had minimal impact on that symmetry. This proposal in comparison would almost double the size of the dwellinghouse, in footprint and width, and would visually eradicate any symmetry with this adjoining neighbour. Again, it is also noted that there are larger dwellinghouses within the vicinity. However, these tend to be detached dwellinghouses. Semi-detached properties tend to be smaller. A reason for this is that the visual bulk associated with a semi-detached dwellinghouse is shared with its neighbour and cumulatively will have a larger bulk and appearance.

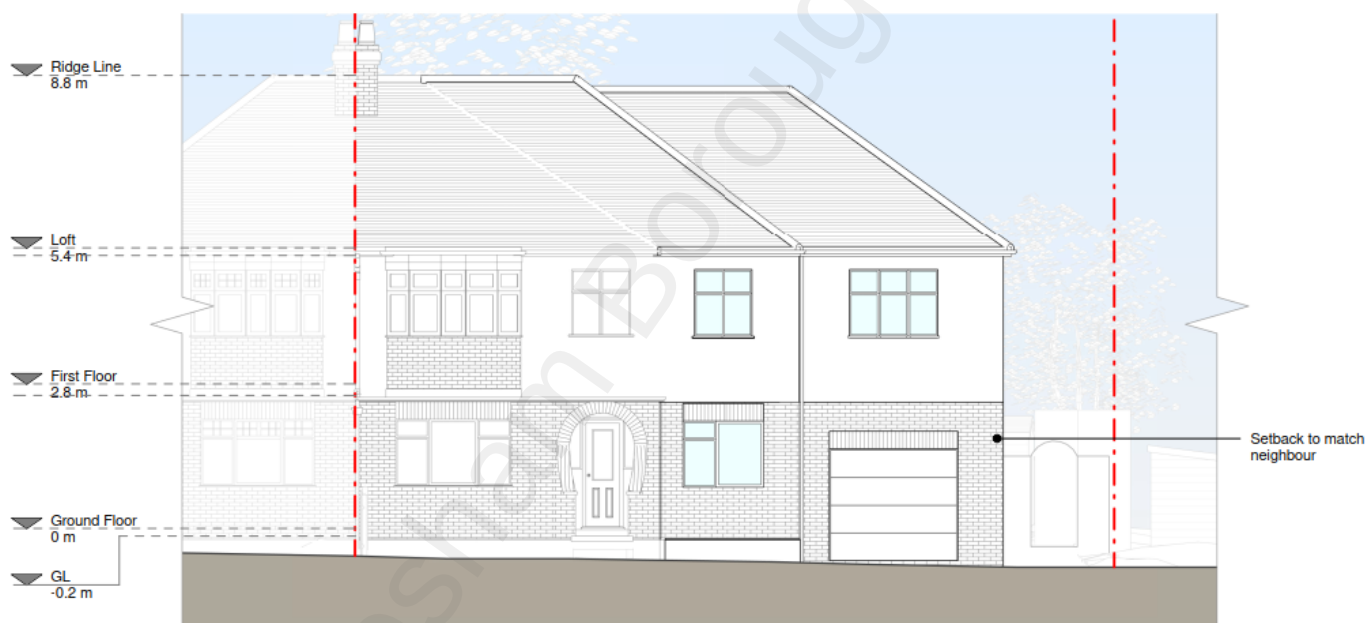
The proposed materials would be reflective of the existing residential character of the area and this dwellinghouse.

Unrestrained extension such as proposed here on this semi-detached dwellinghouse, would be out of character for buildings in this area. The proposed development would be significant in scale, bulk would not appropriately reflect the subservient nature of the existing roof form and would disbalance the existing symmetry with its adjoining neighbour so as to result in a significantly harmful impact to the character of the area and the streetscene. This is evident in the existing photograph and the proposed elevation below.

Existing Photograph



Proposed Front Elevation (**NOT** drawn to Scale)



Front Elevation

Amenity of Future Occupiers

The proposed internal rooms are compliant with the requirements of SPG2 – Residential Layout Guidelines (2020).

Post development the garden will result in sufficient amenity space and so the proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

No comments have been received from neighbours.

There are 2 neighbours directly adjacent to the dwellinghouse with potential to be impacted by the development; 1 Bunny Hill and Guestling.

1 Bunny Hill

This neighbour is located to the south and is attached. Given that the proposed extension would be located to the north, it would not be visible from this neighbour's perspective. The impact to this neighbour's residential amenity would be minimal.

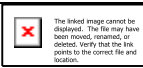
Guestling

This neighbour is located to the north and would be most directly affected by the proposed extension. The proposed extension would reduce the current distance between the dwellings from 10m to 5.7m. Given the existing hedging at the boundary, there would be some obscuration of the extension. However, given that it would be at two storey height, this would not entirely reduce the visibility. However, it would be appropriately buffered by the 5.7m distance and 1.8m inset from the boundary. The existing first floor side openings would no longer be in place as a result of the proposed development and the ground floor door obscured by the hedging. As such there would be some improvement in terms of reduce overlook into this neighbour's private property. Given that the proposed development would not project to the existing front or rear, the distance between the dwellinghouse, it is not considered that there would be a significant level of increase overshadowing to this neighbour's openings as a result of the proposed development.

Conclusion & Recommendation

The proposed extensions by virtue of their scale, bulk and massing would be an overly dominant addition which would not respect the character and appearance of the host dwelling or the surrounding area. As such, this proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), section 12 of the National Planning Policy Framework (2021) and Householder Extensions/Alterations Design Guide (2021).

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18th October 2022	Dated:	20 th October 2022