

Delegated Report

Householder Planning Application

Planning Application No: 20240484

Location: 23 Harrowby Gardens Northfleet Gravesend Kent

Description: Erection of a two storey side extension; Single storey rear extension and creation of new car parking space.

Applicant: Mr J Kgyemanmensah

Site Visit Date: 20.06.24

Submitted Documents/Plans

Application Form;
Block Plan – Existing and Proposed (received on 30.05.24);
Site Location Plan (received on 30.05.24);
Drawing No. 9406/1 – Elevations and Floor Plans – Existing;
Drawing No. 9406/10 – Parking Plan – Existing and Proposed;
Drawing No. 9406/2 – Elevations and Floor Plans – Proposed; and
Drawing No. 9406/3 Rev A – Section Drawing – Existing and Proposed.

Relevant Planning History

No relevant history.

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 and beautiful 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
- Design for Gravesham Design Code (2024).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

10 surrounding properties were consulted, a site notice was displayed on 20.06.24 and no responses were received. The overall consultation period expired on 12.07.24.

Site Description

23 Harrowby Gardens is a semi-detached property, located on the corner of Harrowby Gardens and Riversdale.

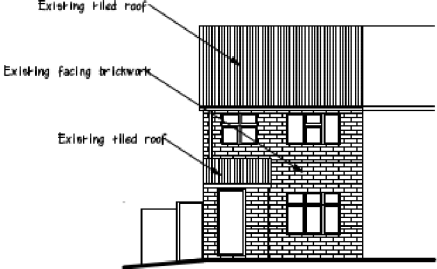
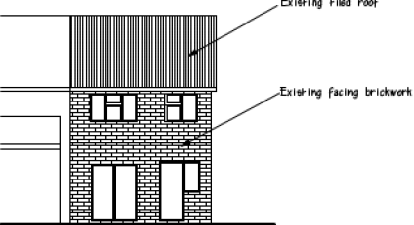


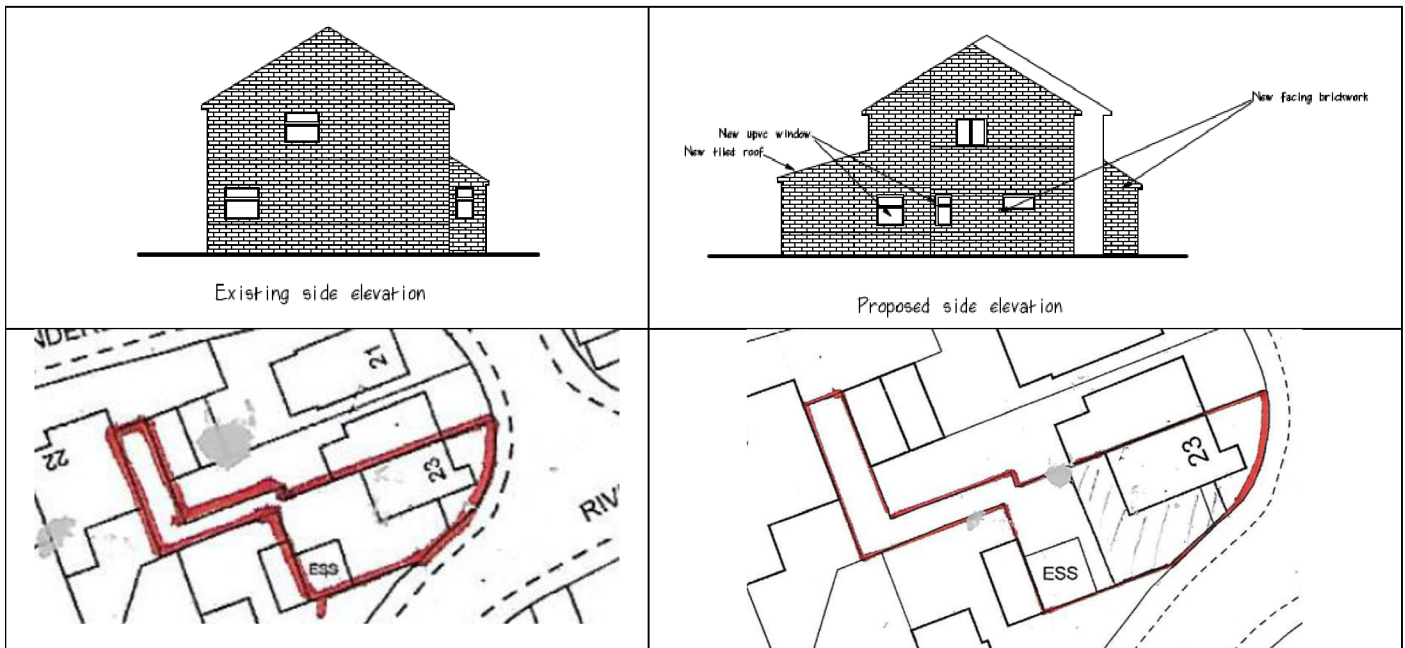
This application proposes the erection of a two storey side extension, single storey rear extension and the creation of a new parking space.

Proposed Development

The development would create space for internal layout changes, along with a bedroom and ensuite shower room at ground floor level, a WC and a utility room. At second floor level, internal layout changes are proposed, along with a new ensuite shower room. The plans indicate a new parking space in the front garden. The development would have the following dimensions:

Two storey extension	Single Storey Extension
• Height 7.20m • Depth 14.04m • Width 8.54m	• Height 3.62m (max) • Eaves height 2.70m • Depth 3.00m • Width 9.40m
Parking Plan 	

 Existing front elevation	 Proposed front elevation
 Existing rear elevation	 Proposed rear elevation



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

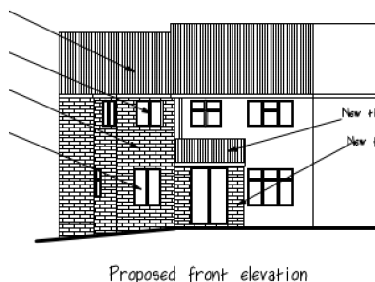
Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

Materials

The proposed external materials for the extension would match the existing, which is desirable and could be secured by condition to ensure a satisfactory visual relationship between the existing and new development, were permission to be forthcoming.

Two storey Element

The extension would largely expand the depth of the dwelling. It would be set in from the front elevation, set down from the roof and connect to the proposed single storey extension to the rear. The extension would follow the contours of the shape of the site and would be constructed at an angle, right up to the site boundary. This would mean the majority of the two-storey extension would directly abut the pavement. It is also noted that the extension would exceed half the width of the width of the existing dwellinghouse, giving the appearance of an additional dwelling and unbalancing the pair of semi-detached properties. Furthermore, the extension would be highly prominent within the street scene.



As submitted, the proposal is considered to be contrary to some key Gravesham Design Principles, as set out within the Householder Extensions and Alterations Design SPG (2021):

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.
-
- **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

Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

Single Storey Extension

The single storey extension would connect to the proposed two storey side extension, meaning the width of the development would exceed the width of the existing dwellinghouse. The extension would be constructed up to the site boundaries on both sides. In addition, the extension would be highly visible from the street scene.

New Parking Area

The details of the proposed parking area within the front garden are limited. If permission were to be forthcoming, details of the hard and soft landscaping could be secure by condition. The parking area shall be assessed further in the highways and parking section of this report.

Cumulative Impact of the Development

As highlighted in the adopted Design for Gravesham Design Code (2024) Thresholds and boundaries have a very important role in helping to define defensible space, and the transition between public and private spaces. As stated within the code, *“the design of thresholds and boundary treatments contribute to the character of the street or space. Poor quality thresholds and boundary treatments erode street character and quality and can create environments that feel unsafe”*.

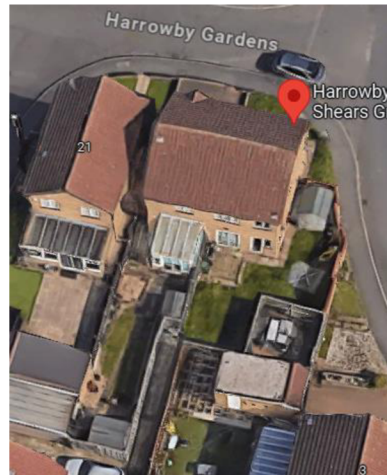
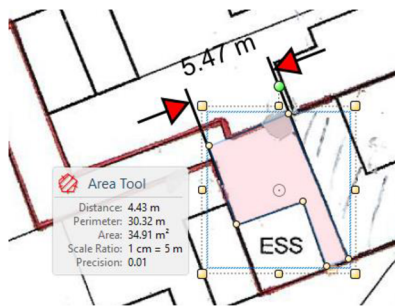
As a whole, the proposal would represent an overly dominant and incongruous development, which is considered to be detrimental to the appearance of the existing dwelling and street scene, especially when viewed in conjunction with the size of the main dwelling and overall plot. This would lead to the site having an overdeveloped appearance and substandard garden area (that shall be considered further in the amenity section of this report). The extensions would be highly visible from the public vantage point and would erode the gap between the dwelling and site boundary, with the development directly abutting the public pathway.

Overall, the proposal fails to accord with Policy CS19 of Gravesham’s Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham’s SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Utility rooms are not specified within the guidance, however, it is considered to provide sufficient space. The shower/WC on the ground floor falls under the 3.60sqm requirement at 3.23sqm, however, a shower takes up significantly less space than a bath and is therefore, on balance, acceptable. It should be noted that the downstairs bedroom would provide sufficient space for single occupancy only. Although sufficient space is provided, the ground floor bedroom does raise concerns in terms of privacy. Gravesham’s Design Code (2024) states that *“developments should avoid having bedrooms at ground floor level facing the public realm as this reduces privacy and passive surveillance.”* In this instance, the new bedroom, in situ, would be subject to overlooking by passers by.

In terms of garden area, table 2 of the RLG (2020) sets out that a five bedroomed property should have a minimum garden area of 100.00sqm, with a depth of 10.00m. Using the proposed block plan, along with google aerial images, the *useable* garden amenity space can be identified and calculated:



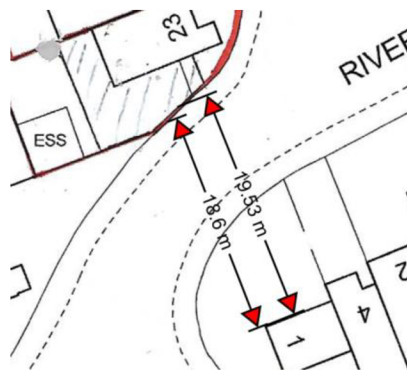
As highlighted above, the resultant garden area and depth would fall significantly below the minimum standard, resulting in a substandard garden area for future occupiers. In a recently dismissed appeal at 1 Harvest Lane, Gravesend (APP/K2230/D/23/3326998), attached as 'Appendix 1', the Inspector upheld that the undersized resultant garden area *would cause harm to the living conditions of existing and future residents of the appeal property.*

As such, it is considered that this application proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Neighbouring Amenity

As aforementioned in this report, no neighbour responses were received as a result of the consultation process for this application.

In terms of neighbouring amenity, the proposal raised no concerns in terms of causing a sense of enclosure, loss of light, loss of outlook or loss of privacy. It is noted that the side extension does not meet the 21.00m privacy distance set out by the RLG (2020):

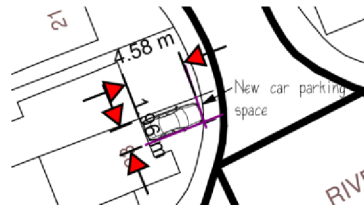


However, if permission were to be forthcoming, it is considered that the bedroom windows facing No. 1 Chadwick Close could be appropriately conditioned, if necessary, to mitigate any privacy issues.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

It is expected that 3 parking spaces are provided for a 5 bedroomed dwelling. The proposed new parking space is indicated on the plans as follows:



The measurements show the parking space would have a depth of 4.58m and a width of 1.96m, which falls below the requirements set out by SPG4 KCC Kent Vehicle Parking Standards (2006), which would be 5.00m and 2.70m respectively as the space would abut the neighbouring boundary. Additionally, as per the Kent County Council Vehicle Crossing- Guidance and Self-Assessment (2018), *if the location of the proposed crossing is closer than 10 metres to a road junction and creates a hazard, the application will be refused.*

As such the proposal is considered to be contrary to SPG 4, Policy CS19 (LPCS) and Section 12 (NPPF) (2023.)

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and fails to accord with local and national planning policy.

The proposal is considered to represent an incongruous and unsympathetic development, to the detriment of the appearance of the existing dwelling and street scene, that would result in the site having an overdeveloped appearance that would dominate the original property and plot. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

In addition, the resultant garden area and depth would fall below the minimum requirements, resulting in a substandard garden area for future occupiers. Furthermore, the proposal demonstrates a lack of defensible space. As such, the proposal would not safeguard the amenity of future occupiers and is therefore contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Moreover, the proposed new parking space is inadequate and is therefore contrary to SPG4 KCC Kent Vehicle Parking Standards (2006), Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	24th July 2024	Dated:	24 th July 2024