

Delegated Report

Householder Planning Application

Planning Application No: 20240528

Location: 197 Rochester Road Gravesend Kent DA12 4TN

Description: Erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations.

Applicant: Mr J Kumar

Site Visit Date: 20.06.24

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 13.06.24);
Dwg No. 01/DT/05/2024 Sheet No. 1 – Ground Floor Plans – Existing and Proposed;
Dwg No. 02/DT/05/2024 Sheet No. 2 – Front and Rear Elevations – Existing and Proposed;
Dwg No. 03/DT/05/2024 Sheet No. 3 – Side Elevations – Existing and Proposed;
Dwg No. 04/DT/05/2024 Sheet No. 4 – Section AA;
Dwg No. 05/DT/05/2024 Sheet No. 5 – Block Plan – Existing; and
Dwg No. 06/DT/05/2024 Sheet No. 6 – Block Plan – 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

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Design for Gravesham Design Code (2024).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted, a site notice was displayed on 20.06.24 and one response was received. The overall consultation period expired on 19.07.24. The response objected to the proposal and is summarised below:

- Comments regarding the proposed use of the space (playroom etc.)
- The extension window would overlook the front garden of No. 06

Neighbouring amenity in terms of privacy shall be considered in the relevant section of this report. Room sizes shall be considered in the amenity of future occupiers in the relevant section of this report.

Site Description

197 Rochester Road is a terraced property located on the corner of Rochester Road and Forge Lane.

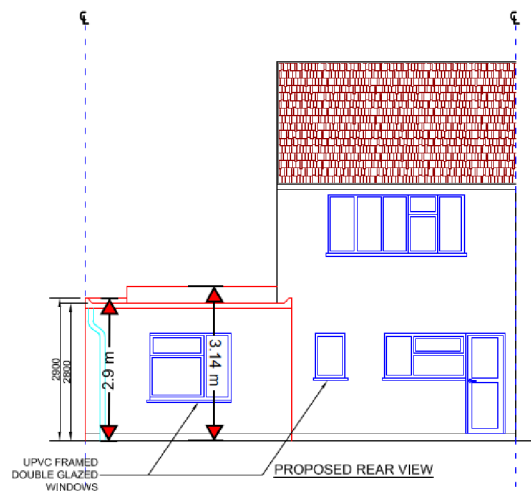
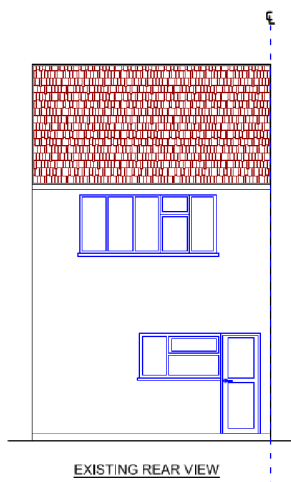
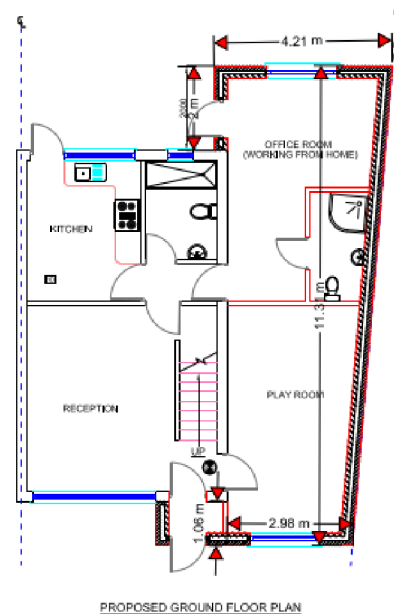
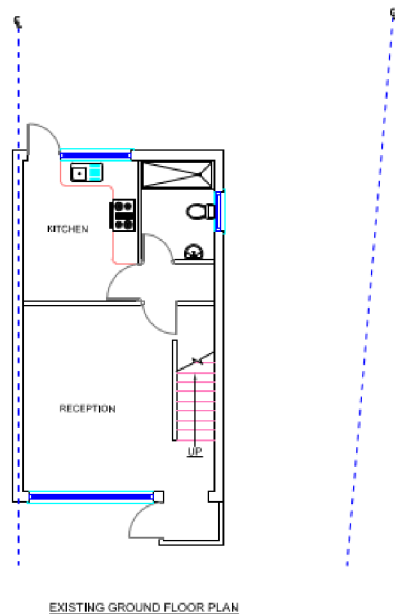
Site Photo

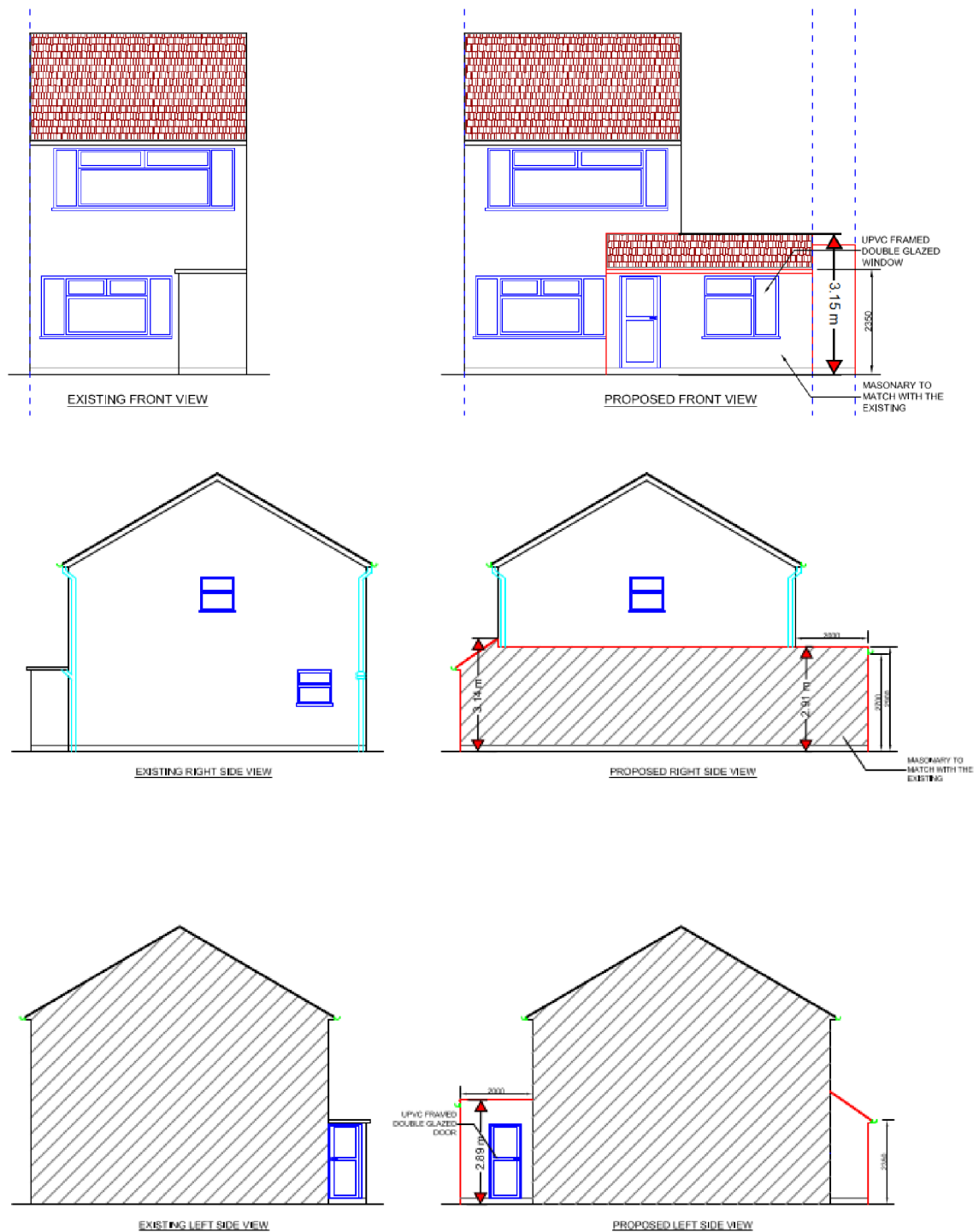


The property is set in from the side and front dwarf wall boundary, which contributes to the open verdant character of this part of Rochester Road/Forge Lane. This application proposes the erection of a single storey front, side and rear extension including a front porch, with fenestration alterations.

Proposed Development

The development would create space for a playroom, office room and shower room. It would have the following dimensions:





As indicated on the plans, the maximum dimensions would be:

- Height 3.15m
- Depth 11.31m
- Width 4.21m

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.

Wraparound extension

The overall design of the proposal is considered undesirable. Gravesham's Householder Design Guide (2021) sets out the design expectations for single storey extensions within the Borough:

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



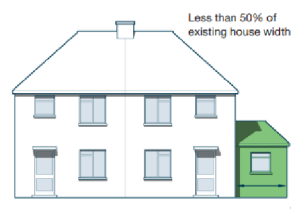
Large extensions which break the building line and do not respect the scale of the house will be rejected.

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and 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, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original 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.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original 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 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.



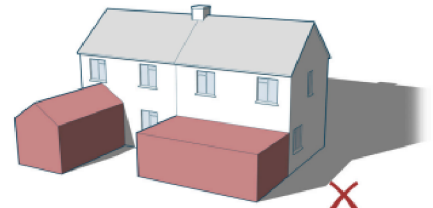
The extension is the correct scale, proportion and width, and has the same roof design as the original house.

Single Storey Rear Extensions

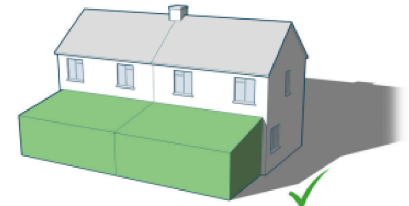
10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- **Width:** Generally, extensions should not be of greater width than the original building.
- **Design:** Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- **Materials:** Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.

Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.

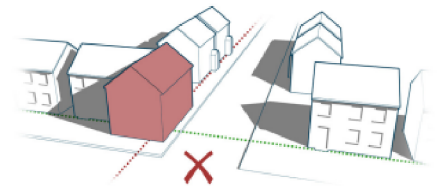


Appropriate scale and roof design ensures both extensions work together.

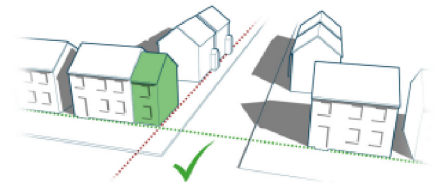
Extensions to houses on Corner Plots

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.

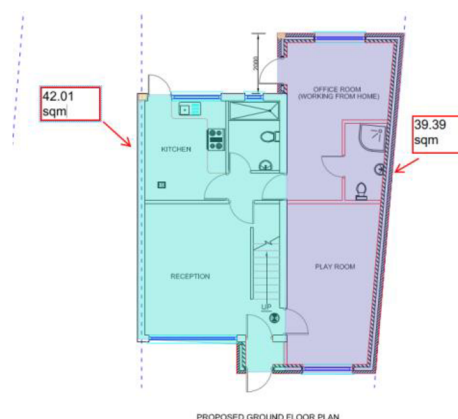


Development should not dominate the street corner.

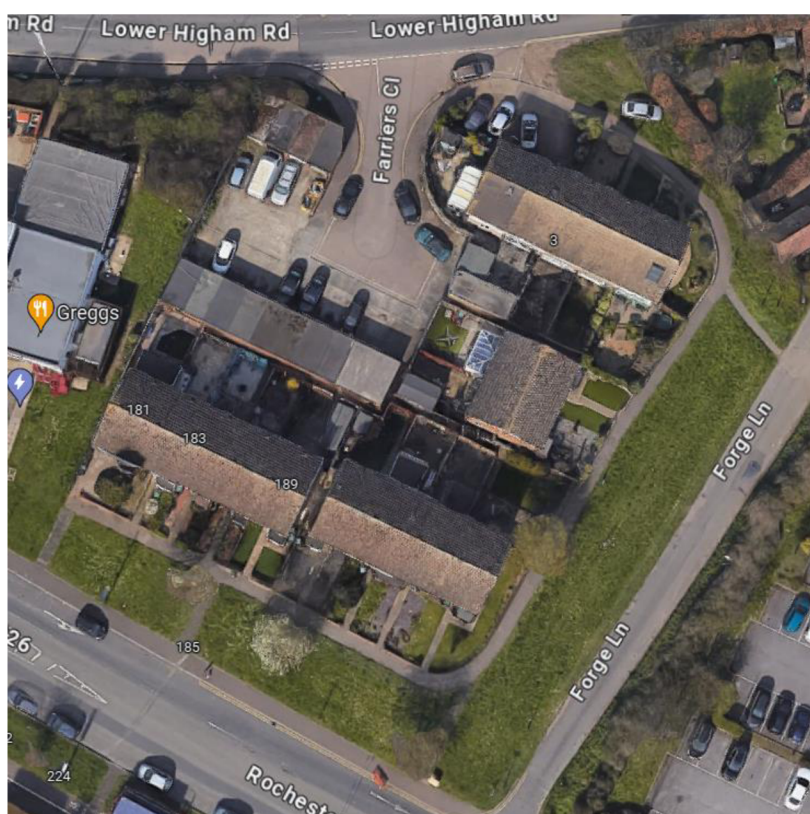


Development should generally reflect the surrounding building lines

Although the proposed extension is single storey, it is excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling. As highlighted on the below plan, the proposal effectively doubles the original ground floor footprint of the dwelling:



The extension would be larger than half the width of the original dwelling and would cause the site to appear overdeveloped. The proposal is considered to be poor design that fails to compliment the character of the existing dwelling, would unbalance the terraced row and is detrimental to the appearance of the main dwelling and street scene. In addition, the plans show the extension has not been designed to complement the roof of the dwelling. It would be constructed with a false pitched roof and flat roof, which is undesirable and would be highly visible from the public vantage point. Furthermore, and 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”*. The extension would be highly visible from the public vantage point, it would be constructed right up to the site boundary abutting the pavement, and eroding the verdant open character of the immediate locality. It would also disrupt the building line as indicated in the aerial image below:



Overall, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 of Gravesham’s Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Amenity of Future Occupiers

Gravesham’s SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The existing garden depth remains unaffected, and the resultant garden area is sufficient, post development. In terms of room area, play rooms and officers are unspecified within the RLG (2020), however both rooms are considered to provide sufficient space. The shower room falls under the 3.60sqm requirement at 3.23sqm, however as a shower takes up significantly less space than a bath, this is considered to be acceptable. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

As aforementioned in this report, one neighbour response was received as a result of the consultation process for this application. The response raised concerns with privacy, which shall be considered below.

The only window that could pose a privacy issue would be the window to the rear of the dwelling and its proximity to No. 6 Farriers Close. However, as indicated below, the placement of the window would ensure no window to window overlooking, No. 06 has an existing porch and an office is not considered to be a habitable room. As such there are no privacy concerns that arise as a result of this proposal.



Furthermore, the proposal raises no concerns in terms of causing a sense of enclosure, loss of light, or loss of outlook. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns in terms of highways and parking, that arise as a result of this proposal.

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.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality, and to the open verdant character of the surrounding area. 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).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	25th July 2024	Dated:	26 th July 2024