



Delegated Report

Householder Planning Application

Planning Application No: 20240072

Location: 20 Nash Croft Northfleet Gravesend Kent

Description: Erection of a ground floor rear and side extension.

Applicant: Mr Dharminder Gagh

Site Visit Date: 19th February 2024

Submitted Documents/Plans

Application Form Dated 25/01/2024;
Drawing Number DG/21 (Site Location Plan);
Drawing Number DG/14 (Ground Floor Plan – Proposed);
Drawing Number DG/15 (Rear Elevation – Proposed);
Drawing Number DG/16 (Elevation Side Facing Henley Deane – Proposed);
Drawing Number DG/17 (Elevation Side Facing 19 Nash Croft – Proposed);
Drawing Number DG/18 (Front Elevation – Proposed);
Drawing Number DG/19 (Section AA);
Drawing Number DG/20 (Elevations and Floor Plans – Existing); and
Drawing Number DG/22 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230662	Erection of a part first floor, part two storey and part single storey side/rear extension.	Permitted	13.10.2023
19850499	Erection of 72 No.3 Bedroom Dwellings with Garages, 12 No.2 Bedroom dwellings with parking spaces, together with ancillary roads and services	Permitted	16.10.1985

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

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I have no objections, but the applicant should check with Kent County Council, the limits of the highway, as there is the possibility a sight line may cross the front/side garden open space. Ownership of land does not mean it hasn't been dedicated as highway by the developer.

Ward Councillors – No Comments Received

Neighbouring properties

Nine surrounding properties were consulted and no responses were received. The consultation period ended on 19th February 2024.

Officer's Analysis

Design, Character and Appearance

20 Nash Croft is a two-storey detached dwellinghouse situated on the Western side of the highway. The application site is a corner plot, situated on the junction of Nash Croft and Henley Deane. The frontage consists of a mix of soft landscaping and hardstanding with a garage for off road parking.



The application proposes the erection of a rear and side extension. The proposal will have a pitched roof at a maximum height of 3.5m and an eaves height of 2.35m. It will project 1.85m from the flank elevation and 3.4m from the rear elevation. The proposal will have a total width of 7.3m and will create space for an extended dining area. There will be bi-fold doors to the rear elevation and 2 no velux windows. The extension will be finished with facing brickwork and brown Upvc windows to match the existing.

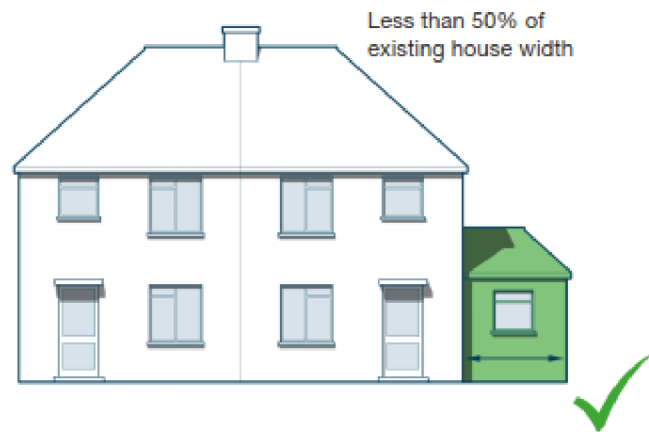
Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

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.*

The Section 10.4 of the Guidance sets out the design expectations for single storey side extensions within the Borough as below:

"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.

- 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.



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

Whilst the principal of an extension to the rear of the property is acceptable as a sole development, the side extension element of the proposal is considered undesirable.

Whilst the proposed design does incorporate the pitched roof of the host building, which can be seen from a rear perspective, when viewing the front of the property from Nash Croft, the extension takes on the appearance of a flat roof and as such is considered to be detrimental to the host building and the wider street scene and is therefore contrary to Gravesham Householder Extensions/Alterations Design Guidance.

Proposed Front Elevation



Furthermore, the design does not incorporate any windows to the side elevation when viewed from the front of the property. This creates a blank elevation which does not reflect the window alignment of the host building, resulting in an unbalanced design which is detrimental to the property and the wider street scene

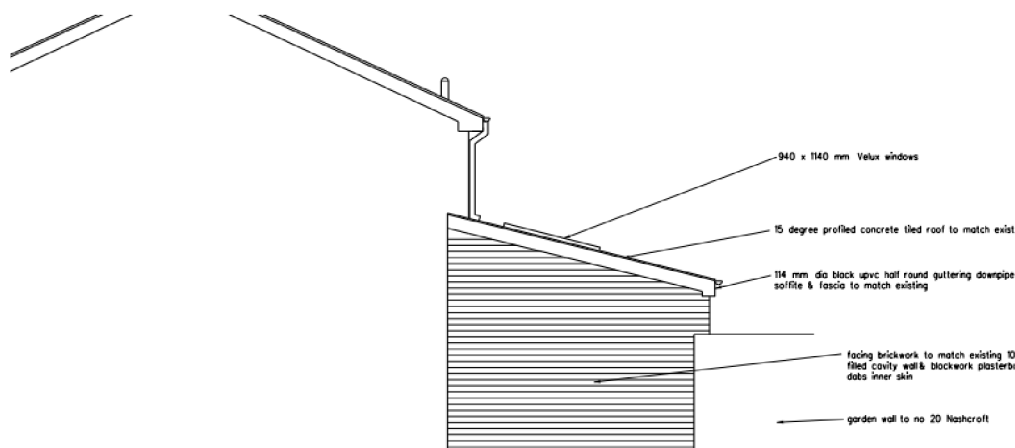
and is therefore contrary to Gravesham Householder Extensions/Alterations Design Guidance.

The application site is set on a prominent corner location and is highly visible from both Nash Croft and Henley Deane. The soft landscaping to the front and side of the site is a prominent feature of the street scene which is mirrored in the opposite plot:

Existing Street Scene



The proposal looks to span beyond the width of the rear elevation to the existing boundary wall fronting Henley Deane. The proposed extension would incorporate and increase the height of the wall in part to 3.5m as shown on the plan extract below:



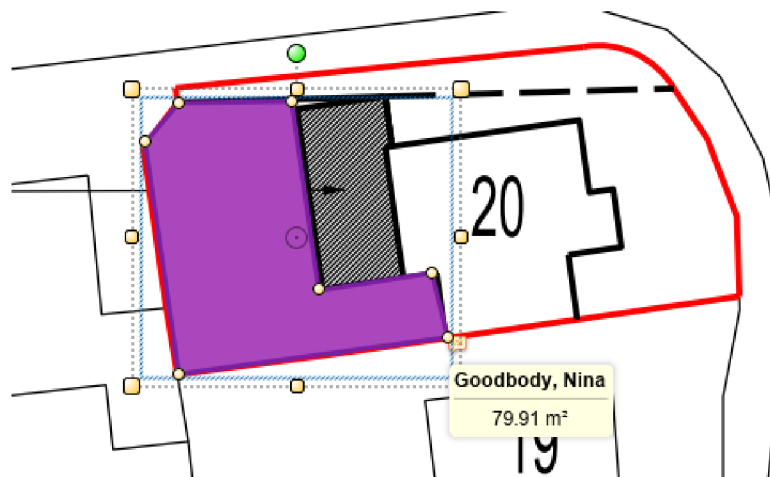
Resultantly, this would increase the prominence of the boundary wall, detracting from it's intended purpose and would not be respectful to the host dwelling. As such, due to the prominent corner location and the increased boundary wall height is considered to have a detrimental impact on the character and appearance of the wider street scene and would be out of keeping with the landscaping of the mirroring plots at the corner junction and contrary to Gravesham's Design Guidance.

Overall, the proposed rear and side extension, by virtue of its design, prominence and alteration to the existing boundary wall is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene. The application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places)

of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's RLG states that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m. The garden, post-development, will have a useable area of approx. 79.91m², in accordance with the recommended guidelines. The majority of the usable space would have a depth of 6.56m. Whilst this is below the recommended guidelines, as the total garden area is in accordance, on balance it would be unreasonable to refuse the application on insufficient amenity depth.



Therefore, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

It should be noted that planning permission has been granted under reference 20230662 which would increase the number of bedrooms at the property to 4. If this permission has been implemented, then the proposed extension would result in a substandard garden area. However works have not commenced. As such, although the permission is a material planning consideration, the fact remains the property is currently three bedroom, and the application needs to be assessed on that basis.

Neighbouring Amenity

Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Due to the distance between the neighbouring properties, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Conclusion

The proposed rear and side extension, by virtue of its design, prominence and alteration to the existing boundary wall is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene. The application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The

Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19 th March 2024	Dated:	19 March 2024