



Delegated Report

Householder Planning Application

Planning Application No: 20240428

Location: 42 Denton Court Road Gravesend Kent DA12 2HS

Description: Erection of a two storey side extension to form lounge/diner area and w.c. on ground floor with 2no. bedrooms on first floor and en-suite.

Applicant: Mrs Rachel Foong

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/05/2024;
Site Location Plan;
Block Plan as Existing;
Block Plan as Proposed;
Drawing Number DCR 01 (Elevations and Floor Plans as Existing);
Drawing Number DCR 03 (Elevations as Proposed); and
Drawing Number DCR 04 (Floor Plans as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230204	Cross over to create vehicular access with hard standing.	Certificate Granted	18.05.2023

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).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and a Site Notice was displayed on 27th May 2024. No responses were received and the consultation period ended on 21st June 2024.

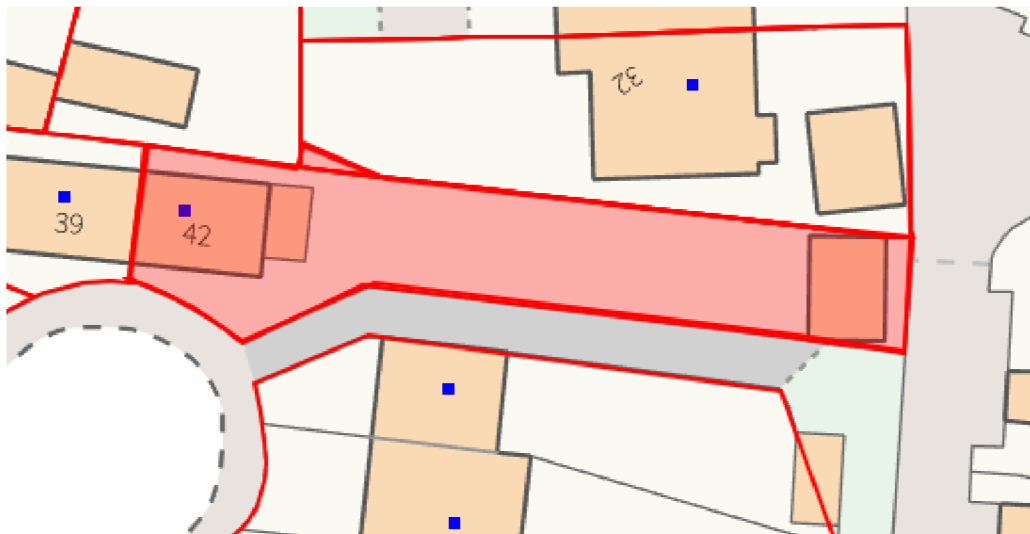
Officer's Analysis

Design, Character and Appearance

42 Denton Court Road is a two semi-detached house located on the Northern side of the highway. The property is soft landscaped to the frontage with a lean to projection from the flank boundary which the application looks to demolish.



Due to the orientation of the application site, the private amenity area is located to the Eastern side.



The application proposes the erection of a two storey side extension to form lounge/diner area and w.c. on ground floor with 2no. bedrooms on first floor and en-suite.

The proposed two storey side extension will have a pitch roof at a maximum height of 7.6m and an eaves height of 6m. It will measure 4.5m in length and will project from the flank elevation by 6.5m.

The extension will create space for a large lounge and dining area and WC to the ground floor and 2 no bedrooms and an en-suite to the first floor. To the ground floor the application will introduce two windows to the front elevation and bi-fold doors to the flank elevation both serving the lounge, dining area and a window and external door to the rear elevation serving the WC. To the first floor there will be one window to the front elevation, serving a bedroom and 2 no windows to the flank elevation, serving a bedroom and en-suite. To the rear elevation there will be a window to serve another bedroom.

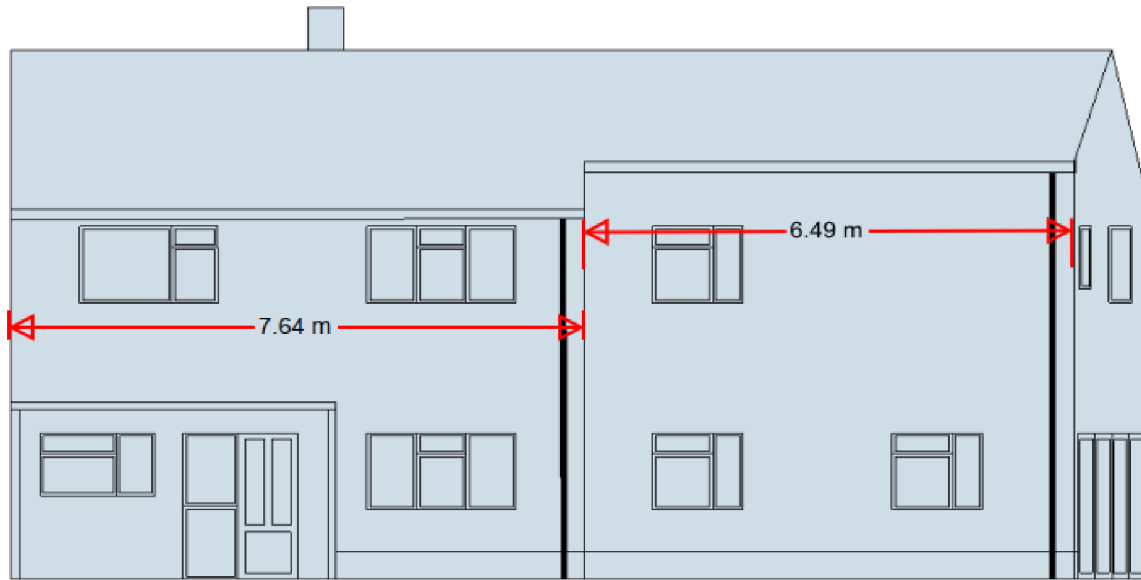
It will be constructed with a rendered finish decorated with a tiled roof to match the existing dwelling.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) side extensions need to be carefully designed and should:

- avoid dominating the original property
- be no greater than half the width of the host dwelling
- be subservient to the main property roof

The width of the original house, excluding any previous additions is approximately 7.64m, half of which is 3.82m. The plans indicate the two storey side extension will have a width of 6.49m and as such, the width of the proposal exceeds the guidance, as shown below:

Proposed Width



Proposed Front Elevation

As such, the excessive width of the proposal would create an incongruous, disproportionate and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house.

Whilst it is noted that adjoining property known as 39 Denton Court Road has a similar design of side extension permitted under application 20040655, the application was permitted in 2015 and as such would not have been assessed under current policies and can therefore not be used in comparison with the current application.

Therefore, by virtue of a width greater than half of the original dwelling, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021).

In addition to the excessive width, the extension has not been set down from the original roof and proposes to continue the existing roof ridge line as shown below:

Proposed Roof Ridge

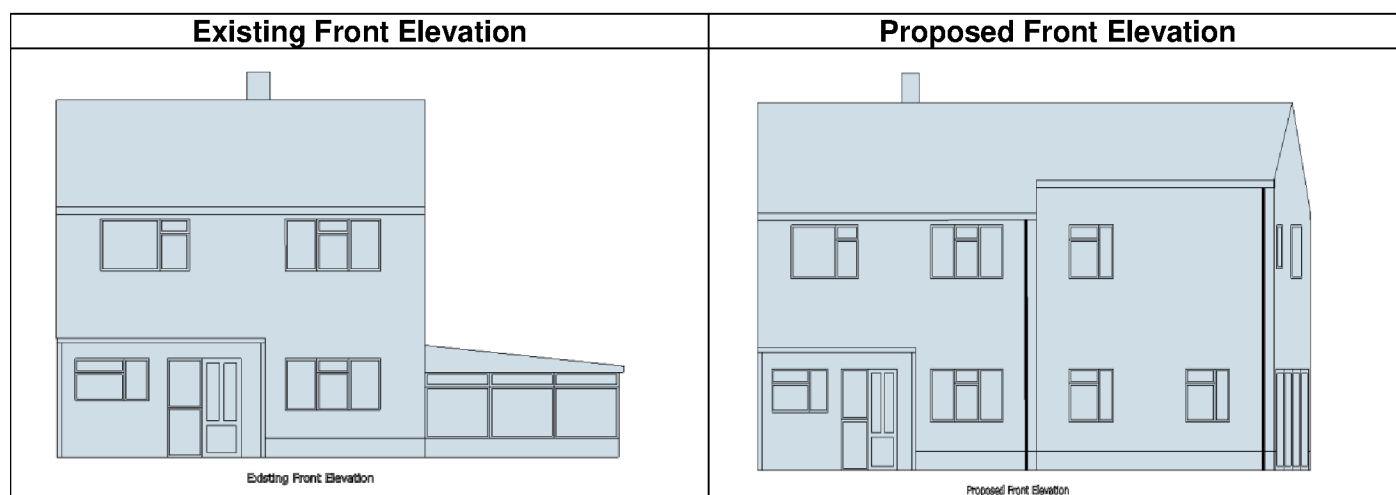


As such, the proposal cannot be considered to be subservient to the main property roof and is therefore contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021).

Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) also sets out that side extensions need to be carefully designed in terms of window alignment:

- Design: Patterns, design and proportions of windows should reflect the original building and local character.

The window placement of the existing front elevation is of a largely symmetrical design with two windows to the first floor and two windows and a door to the ground floor. As aforementioned, the proposal looks to introduce two windows to the ground floor and only one window to the front elevation at first floor level:



As such the absence of an additional window to the first floor creates an unbalanced appearance with a large, blank façade which is considered to be of poor design and is detrimental to the existing dwelling.

Therefore, due to the proposed window placement, the application is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021).

Overall, the proposal, by virtue of its design 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 by virtue of the design and the increased built development. Therefore, 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 (2024).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has a remaining area of approx. 146m sq and a depth of 23m in line with the recommended guidelines.

Furthermore, all proposed room sizes are in accordance with Gravesham's Recommended Layout Guidelines.

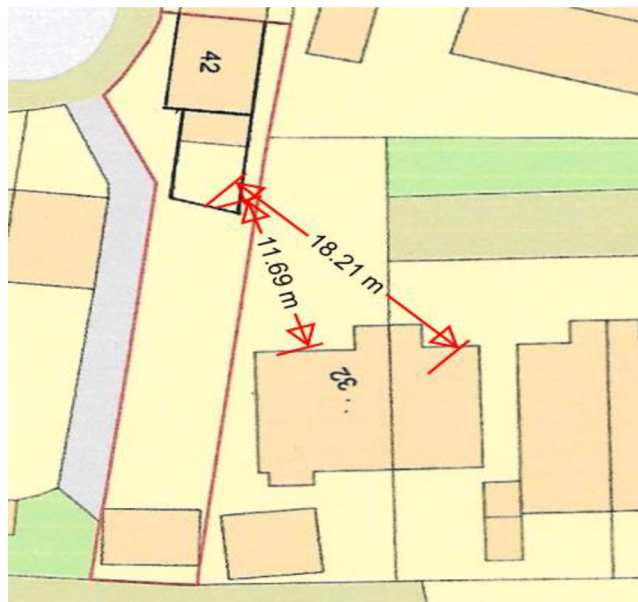
As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2024).

Neighbouring Amenity

Gravesham's Residential Layout Guidelines states that:

- Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.

The proposal introduces a window at first floor level to the flank elevation, serving a bedroom, which is considered a habitable room. As shown below, the proposed window would fail to meet the recommended 21 metre distance from habitable first floor room to the first floor bedroom windows of neighbouring properties known as 30 and 32 Artemis Close.



Therefore, due to the substandard distance from habitable room to neighbouring habitable room, the application does not safeguard the privacy of neighbouring properties and is contrary 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 (2024).

Any Other Material Planning Considerations

Highways and Parking

The application increases the number of bedrooms at the property from two to four and as such, the parking requirements at the property would increase from 1.5 spaces to 2 spaces.

Whilst there is currently no existing parking provision for a 4 bedroom property, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Conclusion

The proposed two storey side extension, by virtue of its design, is considered to be an incongruous,

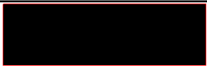
disproportionate and bulky addition which is not subservient to the host dwelling and as such is harmful to the character of the host dwelling and also to the wider street scene. Therefore, the application is considered to be contrary to Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2024).

By virtue of the substandard distance from habitable room to neighbouring habitable room, the application does not safeguard the privacy of neighbouring properties and is therefore contrary to 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 (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8 th July 2024	Dated:	9 th July 2024