

Delegated Report

Householder Planning Application

Planning Application No: 20221217

Location: 1 Huntingfield Road Meopham Gravesend Kent

Description: Erection of first floor side extension including dormer extension in rear roof slope.

Applicant: Mr & Mrs Betteridge

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated: 10/11/2022;
Drawing Number 03: (Site Location Plan);
Drawing Number 04A: (Block Plans – Existing and Proposed);
Drawing Number 01 (Plans and Elevations – Existing); and
Drawing Number 02A (Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220923	Erection of first floor side extension including dormer extension in rear roof slope	Refused	20.10.2022
20140363	Conversion of integral garage into habitable room to form lounge and construction of dormer extensions in the front and rear roof slopes to provide a bedroom and ensuite bathroom/wc.	Permitted	04.06.2014
19940198	Construction of dormer extension to garage and conversion of roof space to form bedroom.	Permitted	27.07.1994
19910129	Erection of an attached double garage at the side with a loft storage area and continuation of the canopy over the front entrance and bay window.	Permitted	05.04.1991

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

Meopham Parish Council - Meopham Parish Council raises no objection providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period ended on 12th December 2022.

Preliminary Matters

A previous application was submitted for the erection of first floor side extension including dormer extension in rear roof slope under application 20220923. The application was refused on the below grounds:

The proposed first floor side extension is not subservient to the existing dwelling and would result in an incongruous and bulky addition to the existing dwelling. The width of the proposed extension is greater than half the width of the original dwellinghouse. In addition to this, the extension is not sufficiently set back from the front elevation or sufficiently set down from the main roof. The proposed development is of an unbalanced design and would not conserve and enhance the character of the existing house or surrounding properties. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The current proposal looks to overcome these issues.

Officer's Analysis

Design, Character and Appearance

1 Huntingfield Road is a two-storey semi-detached dwellinghouse located on the Western side of the highway. The frontage of the property is part landscaped and part hard-paved used as a driveway, with an attached side garage.



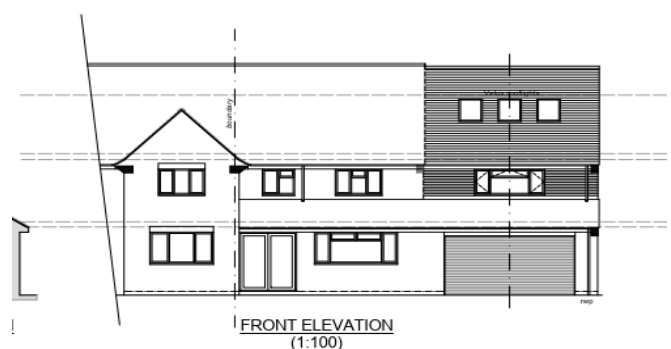
The application proposes the erection of first floor side extension with a dormer extension in rear roof slope. The proposal would increase the number of bedrooms at the property from three to five and looks to create room for the bedrooms in the roof space.

Previous application 20220923 was refused as the proposal was not sufficiently set back from the principal elevation or stepped down from the main roof line. The application was also refused as the width of the proposed side extension would be greater than half the width of the original dwelling and the addition of the gable to the front elevation would result in an unbalanced design.

The current application has attempted to address the design issues with the removal of the gable on the front elevation which is a positive change. There is also a very slight set down which attempts to make it subservient. However this is considered a very minimal and token set down which fails to achieve the intended purpose of a set down which is to reduce the bulk of the extension in comparison to the existing dwelling. As shown below, the latest application has not been reduced in width despite concerns being raised regarding this and the proposal remains unsubservient to the original dwelling:



Refused Application 20220923



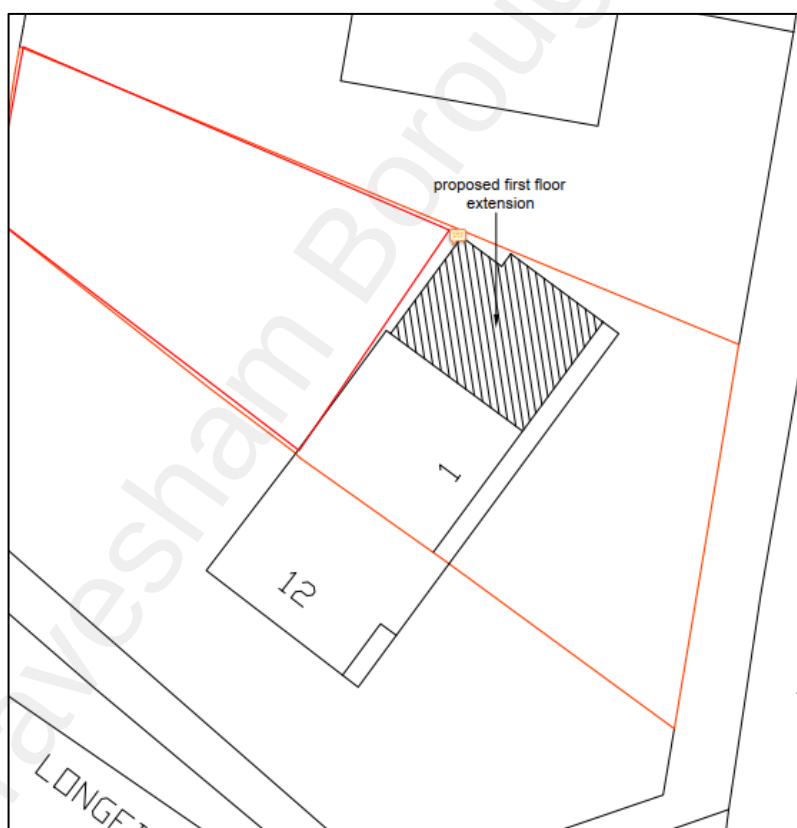
Current Application 20221217

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) there are a number of criteria for first floor side extensions which are listed below, followed by an explanation as to how the proposal fails or complies with these points;

- be set back behind the main front building line – *there is no set back at first floor level on the front elevation*
- avoid dominating the original property – *the extension is a dominant and not subservient feature*
- be no greater than half the width of the host dwelling – *greater than half the width*
- have a minimum gap of 1 metre between the extension and the flank boundary – *met in places*
- be subservient to the main property roof – *this has not been achieved.*
- use matching external materials and window/door frames – *acceptable.*

As the planning history for application 19910129 shows, the attached garage does not form part of the original dwelling. The width of the original house is approximately 6.49m, half of which is 3.25m. The plans indicate the first floor side extension will have a width of 6m. The width of the proposed first floor extension therefore exceeds what is set out in the Design SPD (2021).

The extract of the block plan below clearly identifies the excessive width of the extension, particularly in relation to the property adjoining no. 1 Hungfield Road, elongating the pair of semi-detached properties to appear not dissimilar to a terrace;



While the large footprint may exist at ground floor level, that does not provide the justification for a first floor extension of the same or a similar footprint. The single storey extension would have been deemed acceptable with such a large footprint in part due to it being single storey. A two storey extension of that scale would unlikely have been acceptable at the time, and the same view stands today. It is a disproportionately large extension.

Whilst it is acknowledged the single storey side garage is already existing, any subsequent extensions should be designed in line with the guidance and be subservient. In addition to the excessive width, the

extension is not set back from the original front elevation and only set down from the main roof by a minimal 0.10m.

The application also proposes the erection of a dormer in the rear roof slope. The dormer is relatively modest in size and subservient in the roof slope. It would be preferable to insert the dormer into the existing roof slope rather than the extension and this would have been explored further if the application was to be supported. The dormer would not be overly visible from the street scene. Overall no objection is raised with the dormer proposed.

The applicant has provided photographic examples of several properties in the local area which have undergone various alterations.

In some cases the extensions, such as below, were determined against the previous Local Plan and therefore a different set of policies, limiting any weight which can be afforded to them.



Some of the other examples given are of properties opposite the site. However these are a different character of property with a different roof design and therefore not directly comparable. The below examples show properties with hipped roof design which differs from the gable ended roof at 1 Huntingfield Road.



The side extension to the property below is only single storey and less than half the width of the original dwelling:



Despite the amendments to the design following the previously refused application and the examples provided by the applicant, the proposed extension remains an incongruous, disproportionate and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house and the surrounding properties.

Therefore the proposal for the first-floor side extension is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

All rooms provided accord with those set out in the Residential Layout Guidelines (2020). Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

The garden area complies with the recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a post development depth of 18.68 and an area of 181.21m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021). All rooms provided accord with those set out in the Residential Layout Guidelines (2020).

Overall, the development will safeguard the amenity of future occupiers and the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

There is currently a window to the side elevation of 1 Huntingfield Road facing neighbouring property known as 3 Huntingfield Road. This property also has windows to the side elevation at first floor and second floor height. The application looks to remove all windows to side elevations and therefore would not affect the neighbouring amenity in terms of privacy.

Due to the distance between the neighbouring properties and the existing rear extension to 3 Huntingfield Road, the proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Parking and Highways

The application proposes an increase in bedrooms at the property from three to five. The property currently benefits from hard standing to the frontage for two vehicles and a double garage. Therefore, there is

sufficient parking for a potential six-bedroom property in accordance with SPG 4 - KCC Parking Standards (2006).

Any Other Material Planning Considerations

Landscape Character Assessment - The site is located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The first floor side extension with dormer extension in rear roof slope is not considered to impact on the Meopham Downs Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

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

The proposed first floor side extension is not sufficiently subservient to the existing dwelling and would result in an incongruous, disproportionate and bulky addition to the existing dwelling. The width of the proposed extension is greater than half the width of the original dwellinghouse. In addition to this, the extension is not sufficiently set back from the front elevation or sufficiently set down from the main roof. The proposed development is of an unbalanced design and would not conserve and enhance the character of the existing house or surrounding properties. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	3 rd January 2023	Dated:	03 January 2023