

Delegated Report

Householder Planning Application

Planning Application No: 20230520

Location: 1 Huntingfield Road Meopham Gravesend Kent

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

Applicant: Mr And Mrs Betteridge

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/05/2023;
Drawing Number 03 (Site Location Plan);
Drawing Number 04B (Block Plan – Existing and Proposed);
Drawing Number 01A (Elevations and Floor Plans – Existing); and
Drawing Number 02D (Elevations and Floor Plans – Proposed).

~~Drawing Number 01 (Elevations and Floor Plans – Existing).~~
~~Drawing Number 02B (Elevations and Floor Plans – Proposed)~~
~~Drawing Number 02C (Elevations and Floor Plans – Proposed)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20221217	Erection of first floor side extension including dormer extension in rear roof slope	Refused Dismissed on Appeal	03/01/2023 28.03.2023
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

Ward Councillors – no comments received

Meopham Parish Council - Meopham Parish Council raises no objections on this planning application providing it meets the requirements of GBC's Householder Extensions/Alterations Design Guide.

Dickens Country Protection Society - The Society would wish to comment that the design could be improved if the extension was not set back and the ridge line was level.

Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period expired on 07/06/2023.

Preliminary Matters

A application was initially 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 ground:

1. *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).

A further application was then submitted for the erection of first floor side extension including dormer extension in rear roof slope under application 20221217. This application was refused on the below ground, and also dismissed on appeal:

- 1. The proposed first floor side extension is not 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).*

The Planning Inspector concluded that;

The Design SPD criteria are guidance, and there may be occasions when a departure may be justified in a successful design. However, I am satisfied that the appeal proposal would produce an **excessively large addition to the house** in its current form. The existing ensemble of elements, whereby the garage carries through the line of the front canopy and follows the plane of its roof, with the ridgeline well below the main roof, does not dominate the original house, but the integrates into a satisfactory whole. **The appeal proposal fails to achieve a satisfactory relationship, becoming a dominating and unbalancing addition. The slight drop-down in the ridge, below the main roof, only adds an incongruous element. I conclude that the proposed first floor side extension would fail to conserve and enhance the character of the existing house, which in turn would be detrimental to the appearance of the immediate area.**

The current proposal must overcome these issues.

Officer's Analysis

Design, Character and Appearance

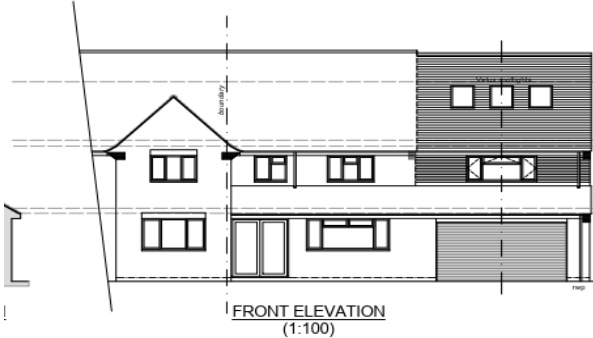
1 Huntingfield Road is a two-storey semi-detached dwellinghouse located on the Western side of the highway. The frontage of the property is part landscaped and part hard-paved used as a driveway, with an attached side garage.



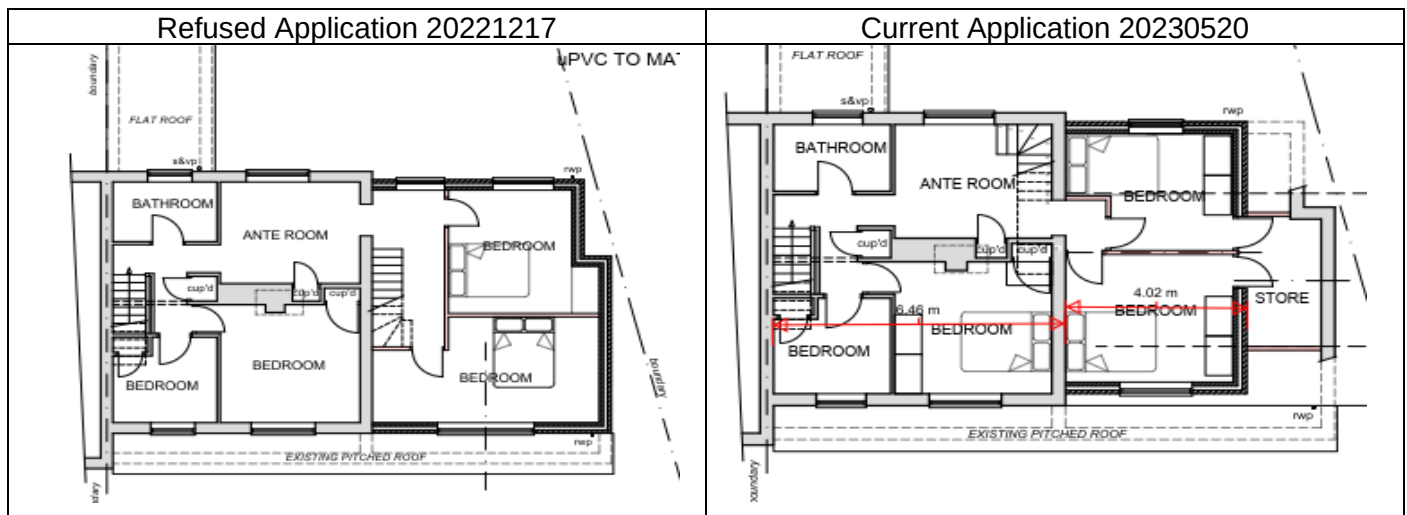
The application proposes the erection of a first floor side extension with a dormer extension in rear roof slope. The proposal would increase the number of bedrooms at the property from three to five and looks to create room for an additional bedroom in the roof space.

The 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. Application 20221217 addressed some of the design issues by removing the gable on the front elevation. However, the proposal was still not set back or sufficiently stepped down, and the width remained substantially greater than half of the original dwelling, and as such the proposal remained an overbearing and incongruous addition.

It is now considered that the current application has addressed the issues of the disproportionate and bulky form of the proposed extension by way of a greater set down from the main roof line. The set down proposed in application 20221217 only measured at 0.1m while the current application proposes a greater set down of 0.5m.

Refused Application 20221217	Current Application 20230520
	

Furthermore, the proposed extension has now been set back from principal elevation, improving upon the design of the previous application which has no set back at all:



The previous application was also refused as the proposal was substantially greater than half the width of the original dwelling house. The width of the original house is approximately 6.49m, half of which is 3.25m. The proposed width of previous application 20221217 measured at 5.95m, far greater than half the width. The current proposal has reduced the width to 4m. Whilst this remains greater than half the width of the original host, it has been substantially reduced and therefore the second-floor footprint is now considered to be more acceptable. Furthermore, when considered alongside the greater set down from the roof and set back from principal elevation, the proposal no longer has the bulky and disproportionate impact of the previous refusals. Therefore, although the proposed width is still slightly greater than that of the host dwelling, it has been significantly reduced.

Therefore, due to the reduction in width, the greater set down from the roof line and introduction of a set back from the principal elevation, the resubmitted application is considered to have overcome the previous grounds for refusal in terms of design and is in accordance with 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 application also proposes the erection of a dormer in the rear roof slope. The dormer is sufficiently set in from the boundaries, does not dominate the rear roof slope and will be constructed using appropriate materials. Therefore, no objections are raised with the dormer proposed and is considered to be in accordance with 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).

Overall, due to the reduction in width, the greater set down from the roof line and set back from the principal elevation, the resubmitted application is considered to have overcome the previous grounds for refusal in terms of design. Therefore, the application for the erection a first floor side extension including a dormer extension in the rear roof slope is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene and is in accordance with 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).

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 are currently two windows in the flank elevation of 1 Huntingfield Road facing neighbouring property known as 3 Huntingfield Road. This property also has windows to the flank elevation at first floor and second floor height. The application looks to remove the window to the upper gable end wall and retain the window to the lower gable. This window serves the storage area off the bedrooms and to ensure privacy is safeguarded, will be conditioned to be obscure glazed.

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. No neighbour representations have been received.

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 the settlement area of landscape character area.

Conclusion

By virtue of the reduction in width, the greater set down from the roof line and set back from the principal elevation, the resubmitted application is considered to have overcome the previous grounds for refusal in terms of design. Therefore, the application for the erection a first floor side extension including a dormer extension in the rear roof slope is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene and is in accordance with 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).

Recommendation

Permission

(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:	10th July 2023	Dated:	10 July 2023