



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240240

**Location:** 31 Gainsborough Drive Northfleet Gravesend Kent

**Description:** Erection of a two storey side and part two storey part single storey rear extension, front extension and the incorporation of a canopy roof.

**Applicant:** Mr C Sandhu

**Site Visit Date:** 02.04.24

### Submitted Documents/Plans

Application Form;  
Block Plan – Proposed (received on 18.03.24);  
OS Plan (received on 18.03.24);  
Block Plan – Existing (received on 18.03.24);  
Drawing No. DA118NHPP1 – Ground and First Floor Plan – Existing;  
Drawing No. DA118NHPP2 – Ground Floor Plan – Proposed with Roof Plan – Existing  
Drawing No. DA118NHPP3 – First Floor Plan and Roof Plan – Proposed;  
Drawing No. DA118NHPP4 – Front and Rear Elevations – Existing and Proposed; and  
Drawing No. DA118NHPP5 – Side Elevations – Existing and Proposed.

### Relevant Planning History

| Reference | Description                                     | Decision  | Decision Date |
|-----------|-------------------------------------------------|-----------|---------------|
| 20200281  | Retention of an outbuilding in the rear garden. | Permitted | 04.05.2020    |

### 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); and
- Householder Extensions/Alterations Design Guide (2021).

### **Consultations, Publicity and Representations**

#### Consultees

##### Local Ward Councillors

No comments received.

##### Neighbouring properties

19 surrounding properties were consulted, a site notice was displayed on 02.04.24 and no responses were received. The overall consultation period expired on 26.04.24.

### **Site Description**

31 Gainsborough Drive is a two storey semi-detached property located north west of the highway. The site is immediately adjacent to a shared access road located between 31 Gainsborough Drive and Pickwick House. It was noted on the site visit that construction works had begun, without planning permission having first been obtained.

#### **Google Image showing how the site previously appeared**



### Site Visit Photo showing construction has begun



This application proposes the erection of a two storey side and part two storey part single storey rear extension, front extension and the incorporation of a canopy roof.

### Proposed Development

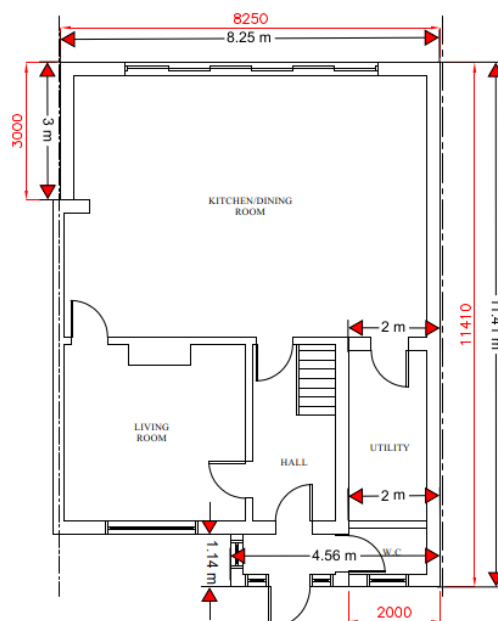
The proposed development would create space for a new WC, new utility room and enlarged kitchen/dining room at ground floor level. In addition, it would allow layout changes at first floor level along with the creation of an additional bedroom. This would result in the property going from a 3 bedroomed property to a 4 bedroomed property.

The development would have the following dimensions, as shown on the measurements of the plans:

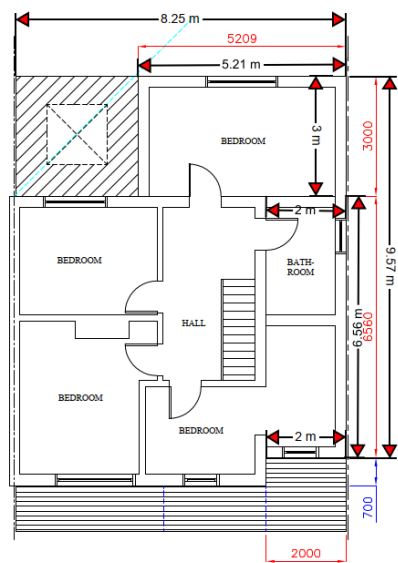
Please note the Local Planning Authority measurements are indicated in red and black, e.g



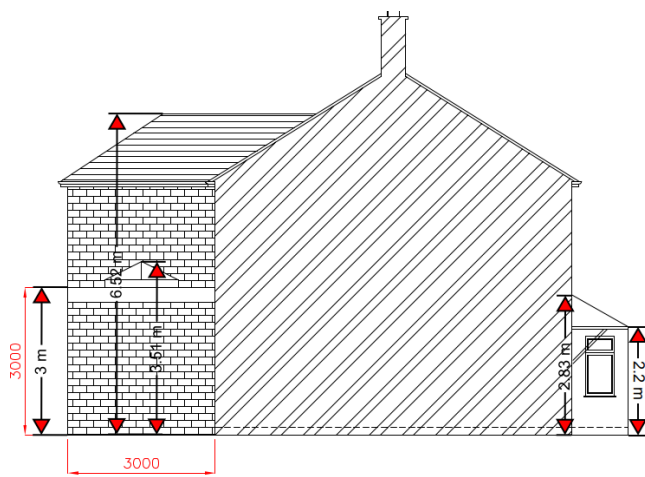
### Ground Floor Plan Measurements



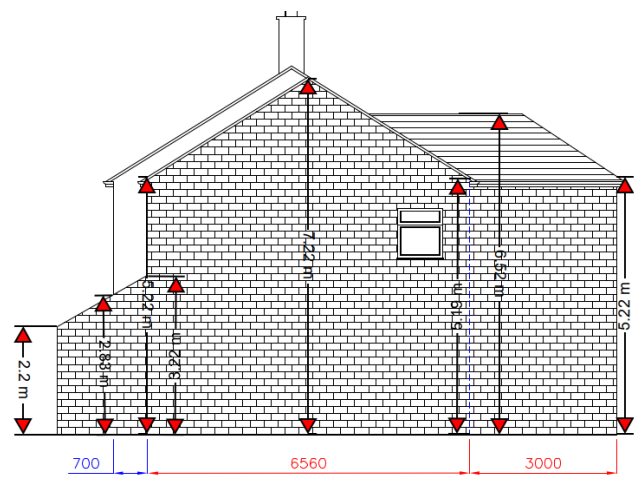
First Floor Plan Measurements



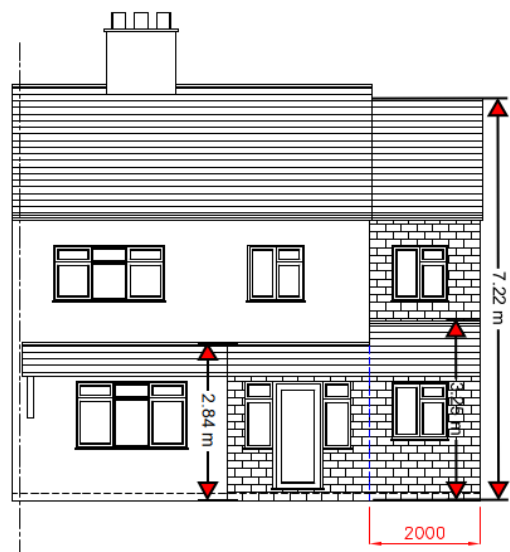
Elevation Plans



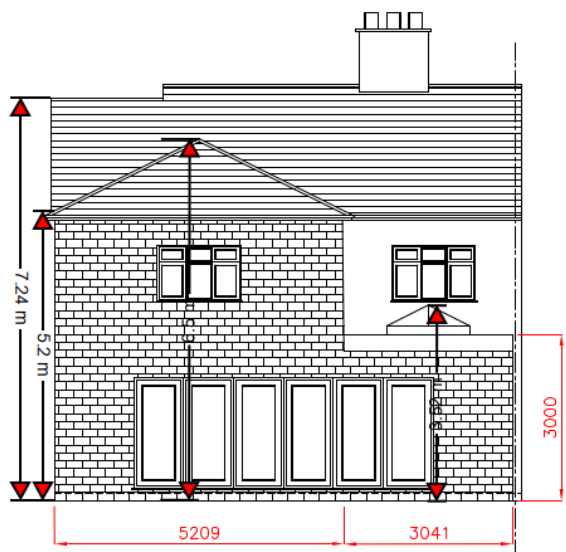
PROPOSED SIDE ELEVATION – A



PROPOSED SIDE ELEVATION – B

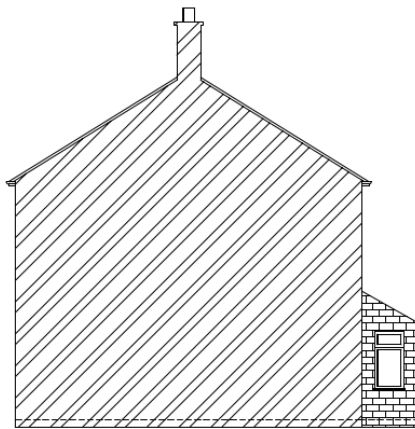


PROPOSED FRONT ELEVATION

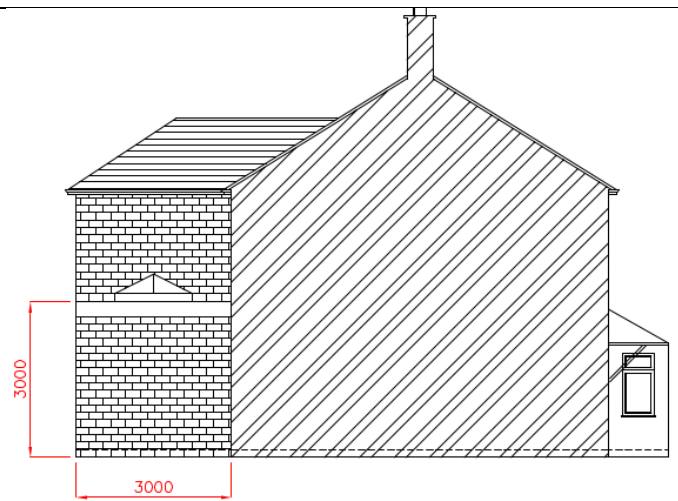


PROPOSED REAR ELEVATION

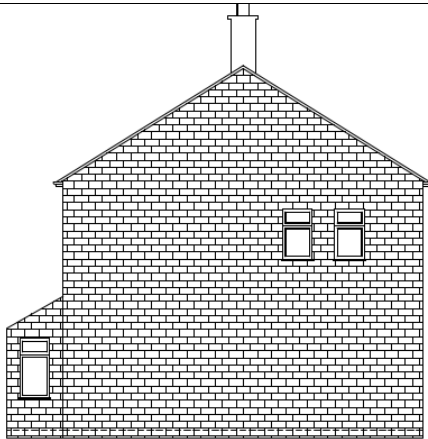
## Existing and Proposed Elevations and Block Plans



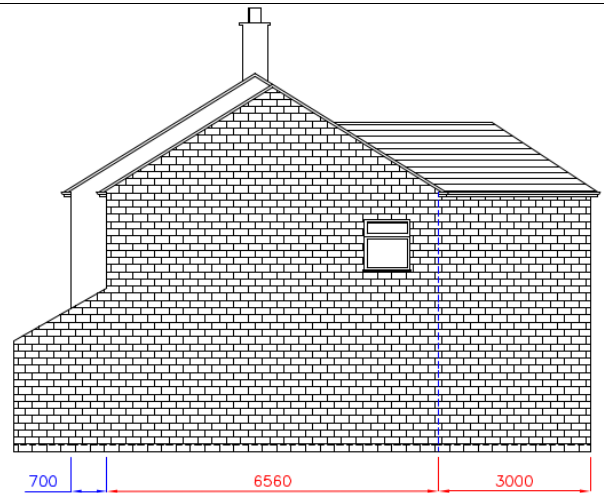
EXISTING SIDE ELEVATION - A



PROPOSED SIDE ELEVATION - A



EXISTING SIDE ELEVATION - B



PROPOSED SIDE ELEVATION - B



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



## 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.*

The proposed external materials would match the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development. In addition, the plans

demonstrate some minimal set back/set down elements in an attempt to show subservience. However, this is considered insufficient and the bulky, cumulative additions as a whole represent disproportionate and incongruous development that is considered detrimental to the character of the existing dwelling and wider street scene, which would result in overdevelopment of the site. The site is located in a prominent position within the street scene and the proposal would unbalance the pair of semi-detached properties. The extensions would also erode the (pre)existing gap and relative openness between the host property and the shared access way. Therefore, the development is considered to be overly dominant and would have an adverse impact on the surrounding street scene and host dwelling. This can already be seen, from the part construction of the ground floor extension:

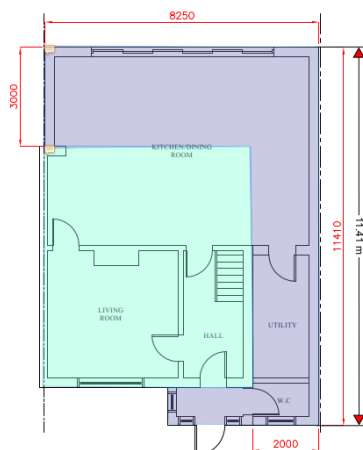
### Site Photos



### Google Image (2012)



The ground floor plans show that the development would effectively double the footprint of the existing property. (Please note, the existing porch has been included in the proposed calculation (45.63sqm existing - turquoise, 44.79sqm proposed - purple)).



Overall, the proposal is considered to be contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

#### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room sizes, the proposal is considered to provide sufficient space for future occupiers. However, the garden area, at 81.66sqm, falls under the 100sqm requirement set out by the RLG (2020). Therefore, the proposed development would fail to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

#### Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

The development would not be considered to detrimentally impact neighbouring amenity. The two-storey element is set sufficiently away from neighbouring properties and the block plans show an existing extension at No.29 Gainsborough Drive. In terms of privacy, the window proposed in the flank elevation would serve a bathroom and therefore could be conditioned to be obscure glazed and fixed shut, as necessary.

#### **Google Image showing rear of dwellings**



Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

#### Highways and Parking

The proposal would result in an additional bedroom, however there appears to be sufficient space for vehicular parking, post development.

#### Any Other Material Planning Considerations

##### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

## Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

## Conclusion & Recommendation

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

The design, bulk and scale of the proposal would result in an incongruous and disproportionate dwelling that would not be considered to conserve and enhance the character of the local built environment or integrate well within the local area. In addition, the proposal fails to provide sufficient garden area post development, which would be detrimental to the amenity of future occupiers. As such, the proposed development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

## Recommendation

Refusal

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

|                      |                 |                     |                                |
|----------------------|-----------------|---------------------|--------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin | <b>Team Leader:</b> | <b>Richard Hart</b>            |
| <b>Signed:</b>       | L Hankin        | <b>Signed:</b>      | <i>R Hart</i>                  |
| <b>Dated:</b>        | 7th May 2024    | <b>Dated:</b>       | <b>8<sup>th</sup> May 2024</b> |