



Delegated Report

Householder Planning Application

Planning Application No: 20240429

Location: 97 Old Road West Gravesend Kent DA11 0LW

Description: Erection of single storey side/rear extension with 6 roof lights.

Applicant: Mrs J Hammond

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

01 – Plans and Elevations as Existing

02B – Plans and Elevations as Proposed

03 – Site Location Plan

04A – Block Plans as Existing and as Proposed

Officer Note: It is noted that the existing and proposed plans, fail to show the dormers that are located to the front and rear of the property. Available images of the site show the dormers in situ and so the dormers will be considered as part of the site's current appearance, when considering this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240122	Erection of single storey side/rear extension with roof lights.	Refused	03.04.24
20060779	Erection of single storey and first floor rear extensions to form enlarged kitchen at ground floor level and bathroom/wc at first floor level and construction of dormer windows in rear roof slope to form an ensuite shower room/wc.	Permitted	21.03.2007

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

- SPG 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

3no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 12.06.24.

Officer's Analysis

It is noted that this application follows recent refusal under planning reference 20240122. The refusal reasons were as follows:

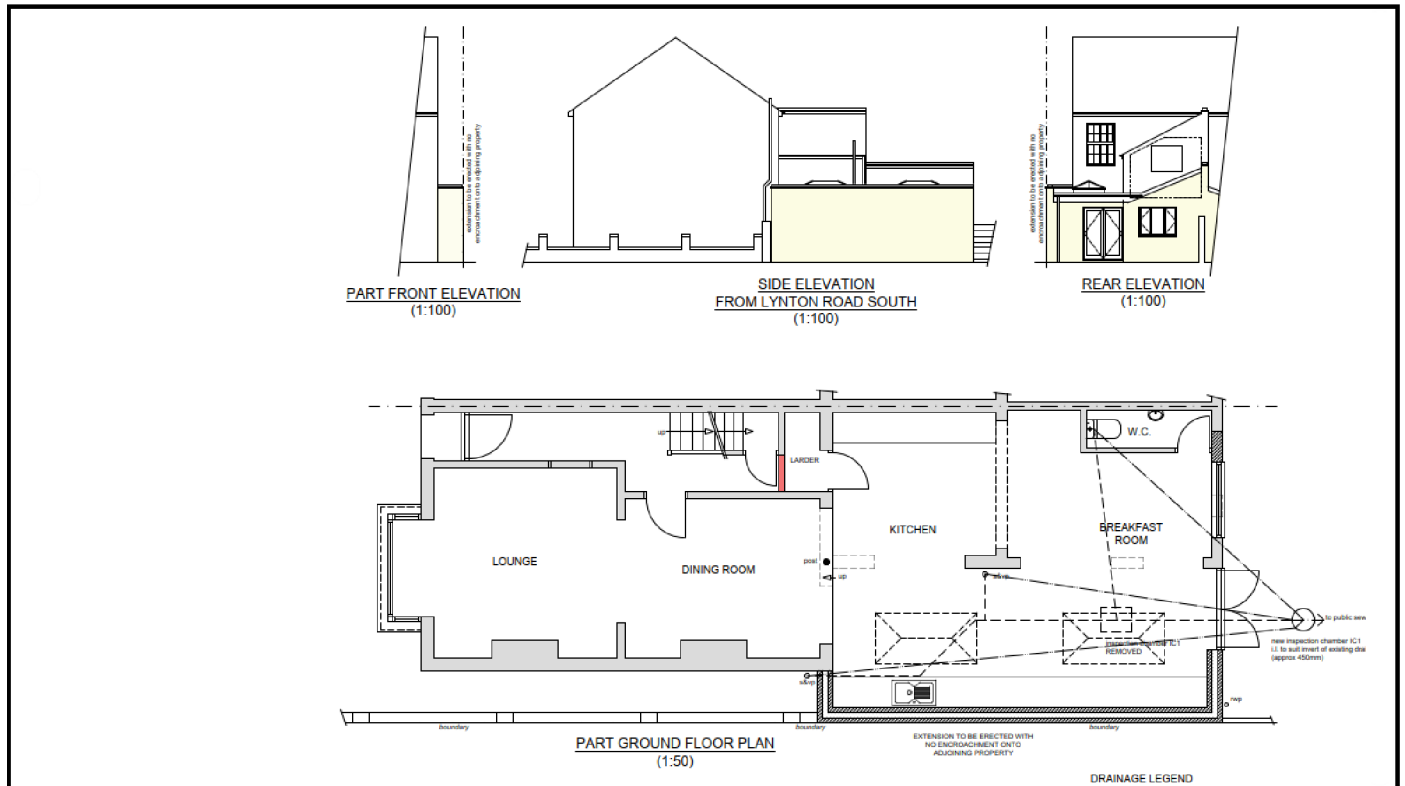
1. The proposed development by reason of its scale, dominant positioning immediately on the return street, significant depth and poor design in terms of the resultant blank façade, would result in significant harm to the character of this area and would as a result fail to comply with the requirements of Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2023) in terms of design, character and appearance.
2. The proposal fails to provide high quality amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

A main consideration for this assessment is whether the changes made would overcome the refusal reason and this will be considered in the assessment. The changes made from the previous proposal include:

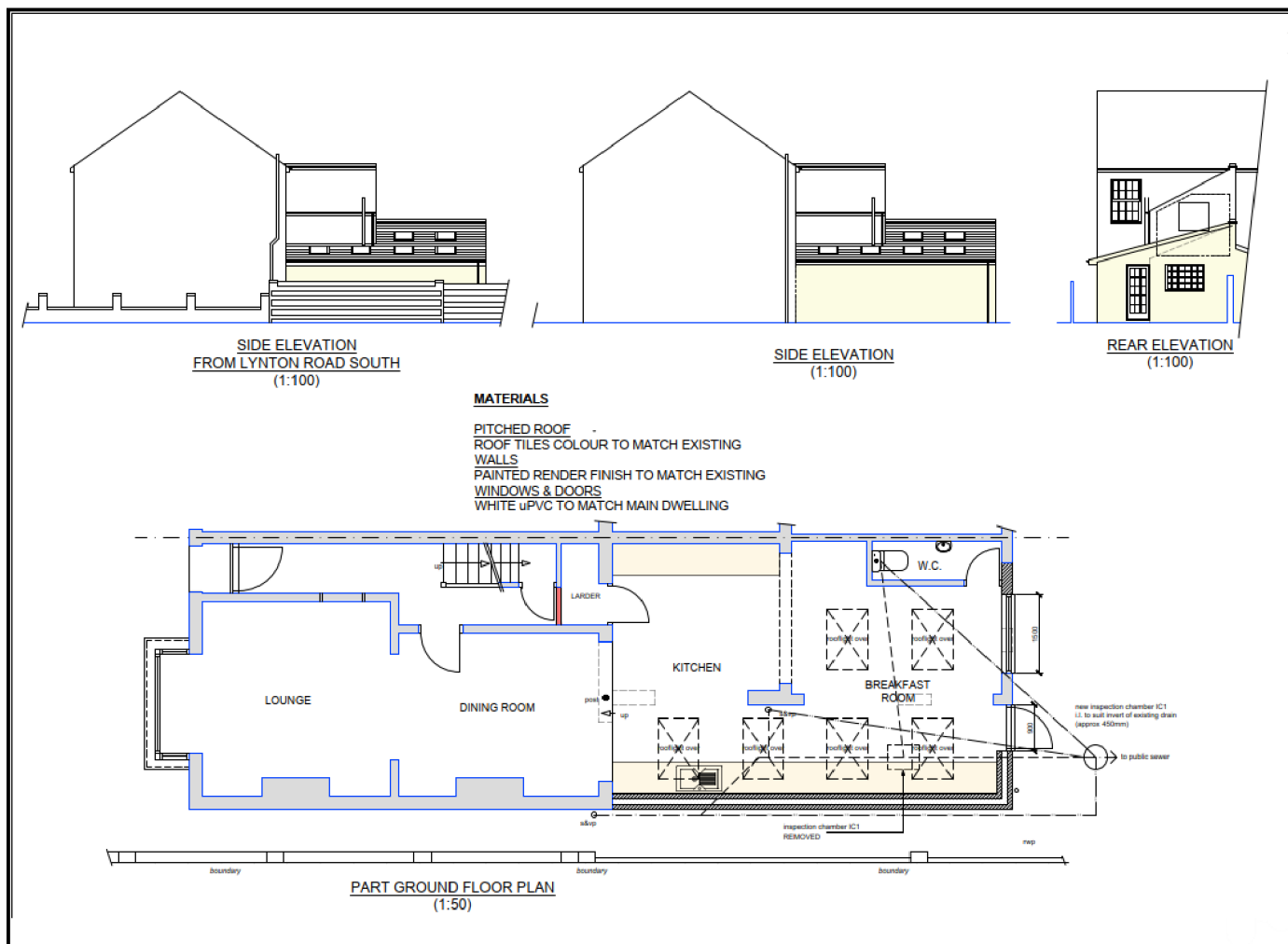
- Reduced width of extension to match existing side elevation.
- Change from proposed flat roof to pitched roof.
- Altered fenestration.

- Addition of 6no. rooflights.
- Retention of existing boundary treatment.

Proposed Plans Refused under 20240122:



Proposed Plans for this application:



Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

As the below image shows, this application relates to an end of terrace, two storey dwellinghouse, which sits on the corner of Old Road West and Lynton Road South. The area is densely populated and highly residential in character. There is a brick wall bounding the public footpath and the residential boundary.



Image taken from Google Earth (2022)

Given the corner location of this dwellinghouse, there would visibility of the side wall of extension. Therefore, the additions would have a greater impact on the character of the area than a dwellinghouse in a different position in the streetscene might. Given the greater prominence careful consideration of the impact of the development on the streetscene is needed. In this instance, the visibility of the additional would be somewhat reduced in comparison to the previously reduced scheme as it would be set in from the boundary wall, and the existing boundary treatment would be retained.

A single storey rear/side extension intended to extend the kitchen area was previously approved under planning reference 20060779. However, it appears that this addition is not currently present on the building, so it was never built, or has since been removed. However, the dormers forming part of that proposal are present on the building.

The extension would be single storey in height and would use a pitched roof which would be reflective of the main dwellinghouse and soften the appearance from the streetscene. This is considered an improvement from the flat roof proposed under the previously refused scheme, which would not be reflective of the main dwellinghouse. The scale of the additions in terms of increased floorspace would be appropriate. The previous proposal would have resulted in the single storey elements at the rear being wider than the main dwellinghouse, with side projection beyond the existing side elevation, resulting in an incongruent and non-subservient appearance. However, the current proposed extension would not extend beyond the side elevation of the existing dwellinghouse and on balance, would have a subservient scale and appearance. The proposed extension would use painted render. The existing building is rendered externally and so this would have a neutral impact on the appearance.

When considering extensions to corner plots, it is important to assess whether there are predominant building lines in the area, and whether the development would impact this. The below map has been annotated to include yellow lines to show the predominant building lines;



It is expected that where the road angles there may be some variation in built frontage and both number 99 and 97 slightly step beyond the general building line. However, there are no examples of built form immediately on the boundary in the immediate vicinity of the area. Unlike the previous application, which was refused, this proposal would meet the existing side elevation of the dwellinghouse and would no longer result in incongruent built form.

The Householder/extensions/Alterations Design Guide was adopted in 2021 provides specific guidance on both extensions to houses on corner plots and single storey side extensions, both would be relevant.

Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

Side Extensions

Single Storey Side

10.4 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.

- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **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.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.

The proposed development as amended, complies with the guidance as above and would overcome refusal reason 1 of 20240122.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance. The applicant would be advised to step the extension back so it does not protrude past the flank elevation of the property.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would enlarge the existing kitchen and breakfast room to a total floorspace for the combined kitchen and breakfast room of 35.75m². The minimum required floorspace of a comparable Kitchen/Diner is 12m² as per the Residential Layout Guidelines (2020). As a result of the additions the rear garden area would be reduced to 56.4m² and 9.2m in depth. A four-bedroom property is required to provide a minimum garden area of 100m squared and minimum depth of 10m from the rear wall. The existing garden area is 72.7m² and so is already undersized for a property containing 4 bedrooms. It is considered on balance that given the existing undersized nature and the position of the proposed extension, that this development would not significantly intensify the lack of amenity space. Particularly as the section of land it is placed on is a narrow strip between the built form and boundary treatment and is likely underused for the purposes of garden amenity. The second reason for refusal is therefore considered to be overcome by this scheme.

The proposal provides high quality amenity space and will not result in poor living standards for future occupants. The development would comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Given the position of the extension and its single storey nature with low pitched roof, and that it would not increase the height of the existing rear projection. It would not directly impact ant residential neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

Both reasons for refusal as detailed in the decision notice for 20240122. The proposed development complies with all relevant national and local planning policies. The recommendation is to approve the application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	3rd July 2024	Dated:	8th July 2024