



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20231085

**Location:** 92 Snelling Avenue Northfleet Gravesend Kent

**Description:** Demolition of the rear outbuilding, erection of a single storey and part first floor rear extension and erection of a single storey front extension to form a front porch. Conversion of the loft space with rear dormer and hip to gable roof to form habitable rooms and removal of the chimney stacks.

**Applicant:** Mr Amandeep Singh

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form;  
Drawing No. 01 – Site Location Plan and Floor Plans;  
Drawing No. 02 – Elevations – Existing;  
Drawing No. 03 – Ground Floor Plan – Proposed;  
Drawing No. 04 – First Floor Plan – Proposed;  
Drawing No. 05 – Loft Floor Plan – Proposed;  
Drawing No. 06A – Front and Rear Elevation – Proposed;  
Drawing No. 07 – Side Elevations – Proposed;  
Drawing No. 08 – Side Elevations – Proposed;  
Drawing No. 09A – Block Plans – Existing and Proposed

### Superseded Documents/Plans

~~Drawing No. 06 – Front and Rear Elevations – Proposed.~~

### Relevant Planning History

| Reference                | Description                                                                                        | Decision          | Decision Date |
|--------------------------|----------------------------------------------------------------------------------------------------|-------------------|---------------|
| 20170969                 | Creation of a vehicle access across a grass verge.                                                 | Permitted         | 21.11.2017    |
| TH/3/48/11<br>(19480992) | Outline permission for the erection of 12 houses as part of the New House Farm Estate development. | Observations sent | 30.08.1948    |

### 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 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**

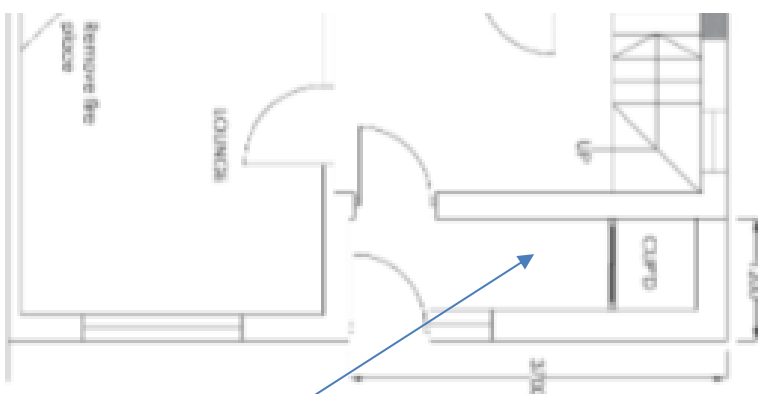
#### Consultees

##### Local Ward Councillors

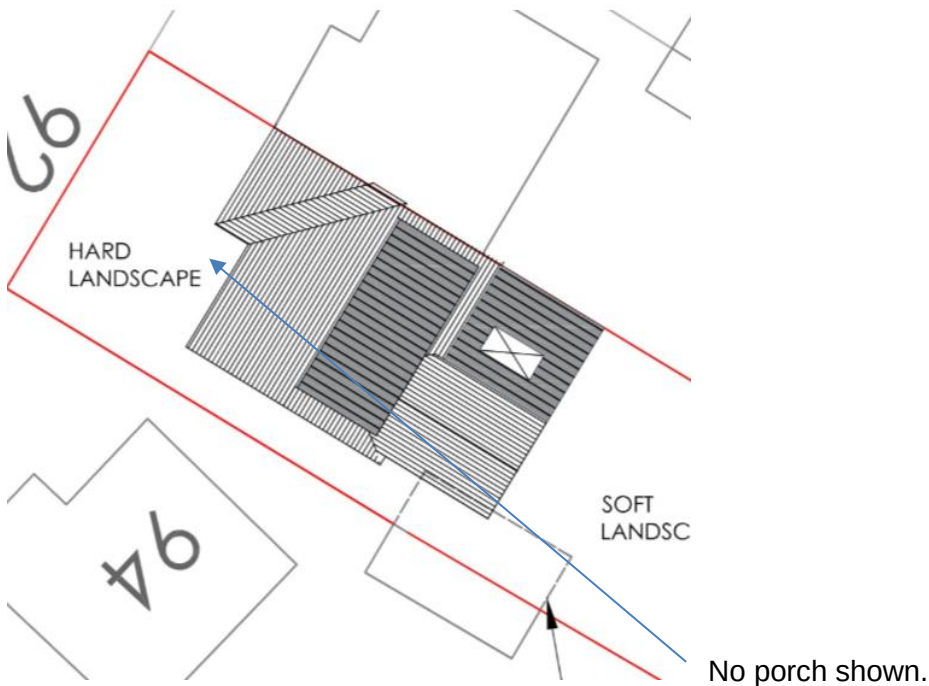
No comments received.

##### GBC Highways Officer

I consider this application to be confusing as whilst a front porch is proposed, this front extension is not reflected in the block plans.

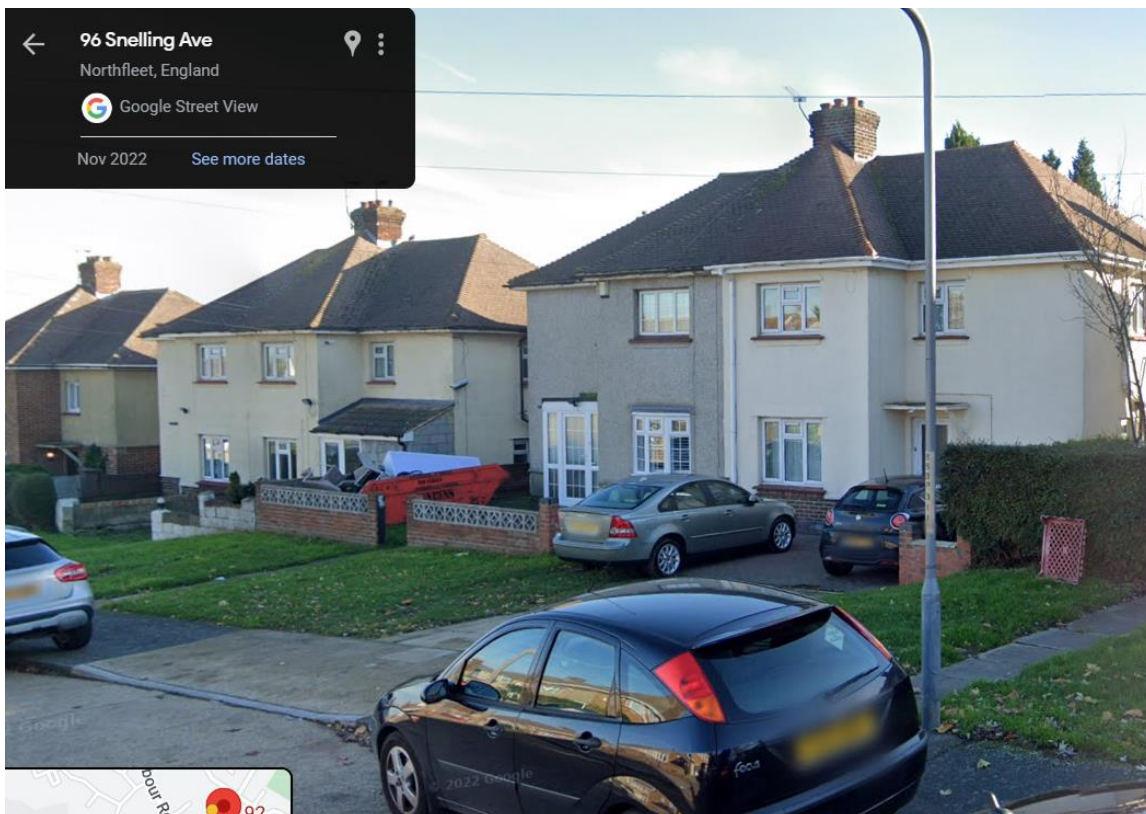


New Porch



It should also be noted that the width of the lounge seems to reduce between the existing block plan and the proposed one.

Considering the depth of the front garden I measure this as some 4.5 metres in front of the lounge and some 5.7 metres in front of the front door, but the proposed porch will reduce this. As such I would anticipate that many vehicles would overhang the amenity land to the front of the dwelling. As evidenced by the Google Street View image below.



I note the carriage crossover was installed between July 2012 and August 2016, so it is possible that

permitted development rights now exist, if the land is amenity land rather than highway.

However, this does not detract from the fact that the parking space in front of the front door would be inadequate and should be removed. As such the applicant clearly needs to demonstrate that there are two car parking spaces available to meet the needs of the extended property, both of which should ideally be in the garage in the rear garden.

In addition to comply with the requirements of Kent County Councils SPG4 a cycle parking space should be provided for the additional bedroom; this can be within the garage if space permits. Note a double garage for the parking of two cars only, has a minimum internal width of 5.4 metres and a depth of 5 metres (6m x 5.5m preferred)

As presented, there is inadequate information to make a recommendation, a parking plan is required which gives detailed measurements of the areas available for parking.

#### Neighbouring properties

6 surrounding properties were consulted, a site notice was displayed on 15.11.23 and 0 responses were received. The overall consultation period expired on 06.12.23.

### **Officer's Analysis**

#### 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, Residential Amenity of neighbours and Highways and Parking Provision.

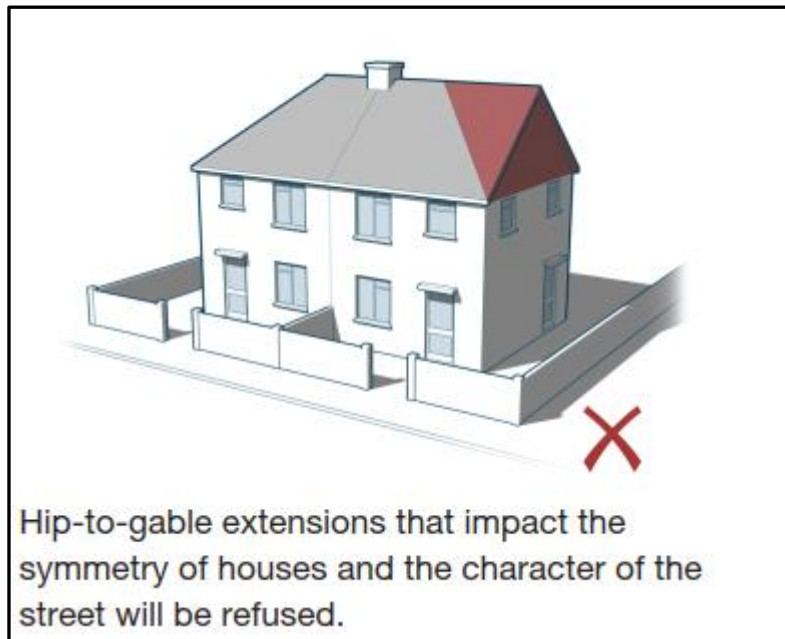
#### Design, Character and Appearance

The proposed development would result in multiple external changes to the dwellinghouse. Visually to the front and therefore most impactful to the streetscene, would be the single storey front porch projection and the hipped to gable roof.

As the below image shows, the pairs of semi-detached dwellinghouses in this section of Snelling Avenue are viewed together and are symmetrical.



The Householder Extensions/Alterations Design Guide SPD makes the following statement regarding hip to gable extensions.



In this instance the proposed hip to gable roof extension would interrupt and unbalance the pattern of the roof form in this row of houses in the street. It is noted that the opposite side of the road contains gable ended properties, but they are of different form, layout and appearance altogether on this side and so despite the variances on that side of the road, the character of these dwellinghouses, is of symmetrical hipped roofs and this would be harmed by the proposed to alter the roof form.

The proposed porch would be small in scale and would not extend beyond the front most elevation. It would also use a pitched roof. Overall, it would have a subservient appearance on its own.

The rear extensions and dormer would result in a cluttered and cramped appearance, particularly with the store storey extension interrupting the elevation of the rear dormer.

Whilst some elements of this proposal would likely be appropriately subservient an characteristic of the area, as singular elements, the combined impact of the alterations would be an overdeveloped, cramped and cluttered appearance which would not be subordinate to the main dwellinghouse.

On balance, the proposed development would **NOT** comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

#### 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.

As a result of the development the internal spaces would meet the minimum space requirements. However, the garden area to the rear would be 82m<sup>2</sup>. For a 4-bedroom house this should be 100m<sup>2</sup> minimum.

The proposal therefore 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

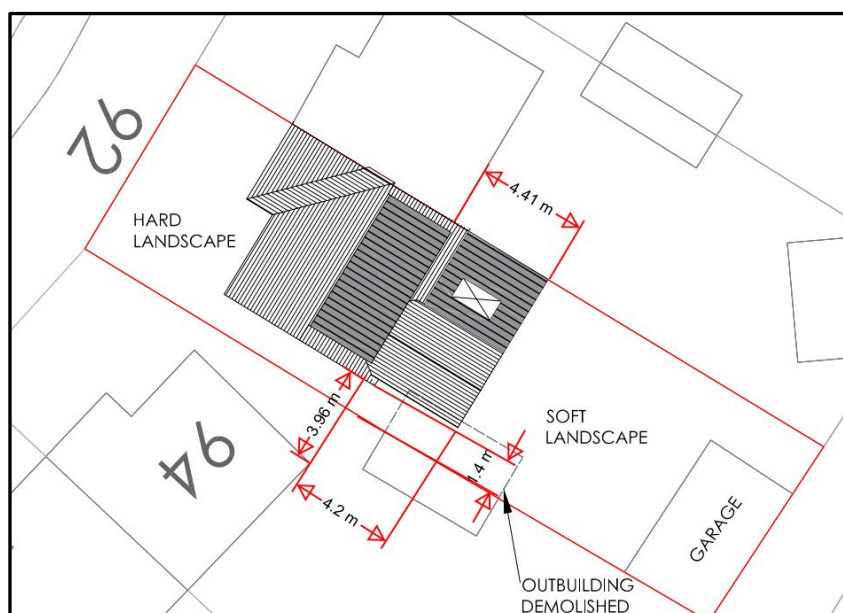
the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

### Neighbouring Amenity

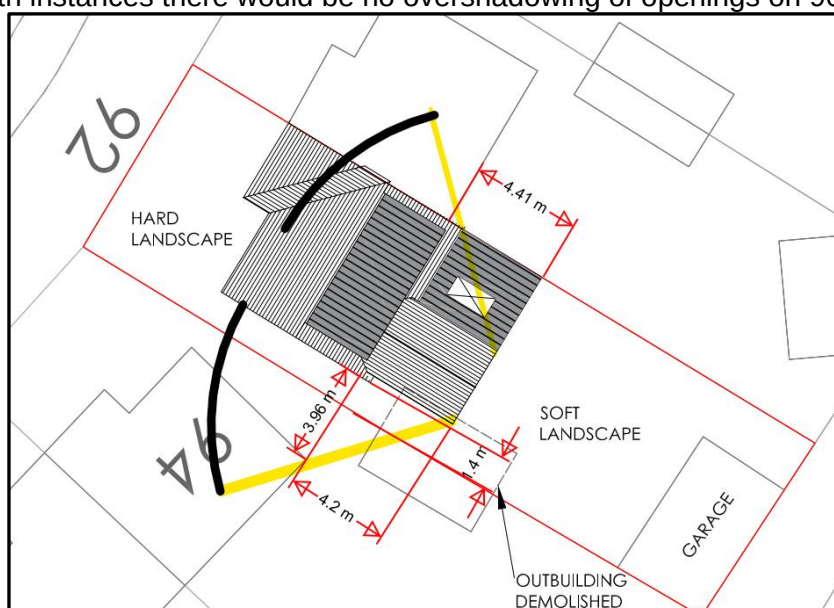
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The below images shows that adjoining neighbour 90 Snelling Avenue is attached, and the addition would lie at the boundary, 4.41m deeper than this neighbours rear elevation.

The distance from 94 Snelling Avenue at its largest points is 3.96m and the rear extension would extend be 4.2m from this neighbour's rear elevation. Given the distance of the hip to gable roof and first floor elevation from both neighbours, it would likely not result in significant overbearing bulk.

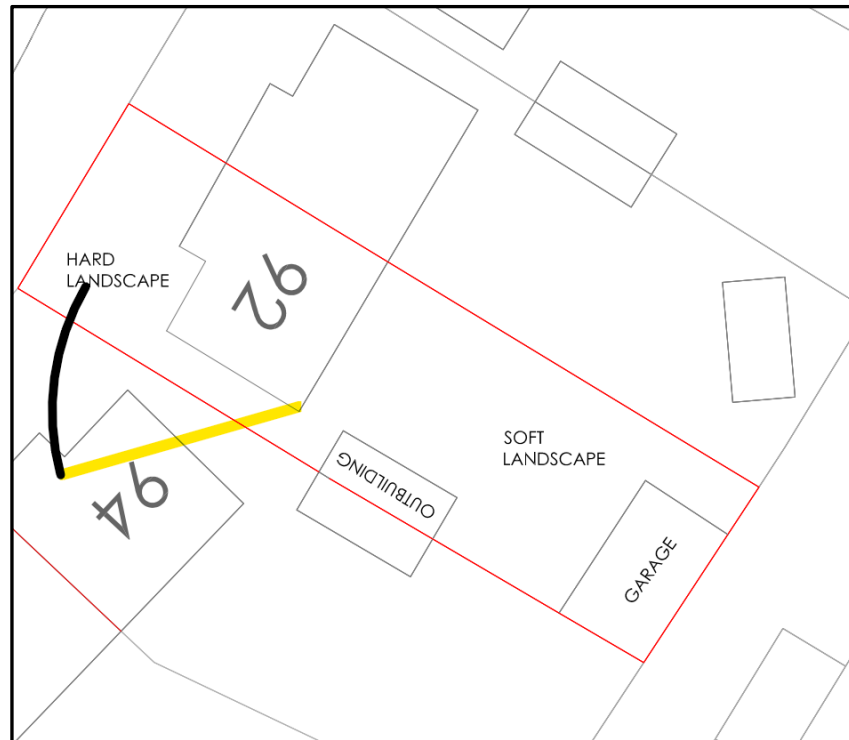


The following plan shows the extent of potential overshadowing from the two-storey rear projection using a 45 degree test. In both instances there would be no overshadowing of openings on 90 Snelling Avenue.



### 45 degree test as proposed

The plan does show some overshadowing on the side elevation of 94 Snelling Avenue. However, when compared to the 45 degree test taken on the existing layout, in the image below, the increased overshadowing would extend only to the rear most half of the side elevation. Given this neighbours side elevation contains openings which are further forward on the side elevation, it is considered that there would be no likely increased extent of overshadowing on the side openings which is dissimilar to the existing level of overshadowing.



45 degree test as existing



Neighbours side openings.

There is a side opening proposed in the first-floor side elevation serving the bathroom, which appears to be obscured in the plans. A condition would be included where approved to ensure the obscuration of this window.

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

#### Parking and Highway Safety

As noted by the GBC Highways Officer the proposed block plan incorrectly shows the footprint of the proposed building as it does not include the proposed front porch extension. The existing dwellinghouse contains 3 bedrooms and the number of bedrooms would increase to 4 as a result of the development. The parking availability could be impacted as the existing front projection already causes vehicles to overhang outside of the residential boundary, as noted in the below google earth image taken in November 2022. The proposed extension would extend the remainder of the dwellinghouse forward to match the depth of this front projection. As per the GBC Highway Officers comments, it has not been demonstrated that adequate parking provision would be available for the parking of 2 vehicles and additional cycle parking space required.

Adequate vehicle and cycle parking provision is therefore not available contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

#### **Conclusion & Recommendation**

The proposed development by reason of its cumulative scale, dominant features, and disbalancing of the existing symmetry within the streetscene, 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.

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).

Adequate vehicle and cycle parking provision is therefore not available contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

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

|                      |                                                                                   |                     |                                      |
|----------------------|-----------------------------------------------------------------------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Lisa Williams                                                                     | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                        |
| <b>Dated:</b>        | 15/12/23                                                                          | <b>Dated:</b>       | <b>19<sup>TH</sup> December 2023</b> |