

Delegated Report

Householder Planning Application

Planning Application No: 20241107

Location: Dunelm, Woodlands Lane Shorne Gravesend

Description: Erection of a single storey rear extension with roof lanterns. Erection of first floor front/side extension. Replacement porch and alterations to fenestration.

Applicant: Mr Shaf Girach

Site Visit Date: 05.02.2025

Preliminary Matters

During the course of the application, it was considered that some small amendments would be required in order for the proposal to accord with local and national planning policy and guidance. This included reducing the scale of the porch, altering the fenestration to the front of the dwelling and setting the side extension closet to Three Elms down from the main roof ridge and in from the front elevation. As such, a site meeting was arranged on 05.02.25 to discuss the application with the agent and applicant to seek a way forward. It is important to note, applications are generally assessed as submitted and such negotiations are usually only appropriate for minor alterations, and at the Case Officers discretion. As a result of this meeting, revised plans were provided and accepted by the Local Planning Authority on 10.02.25. Reconsultation was not considered necessary given the minor changes proposed.

Submitted Documents/Plans

Application Form;
Supplementary Information – Covering Letter;
Supplementary Information – Design and Access Statement;
Drawing No. 3498-005 Rev H – REVISED Elevations – Existing and Proposed;
Drawing No. 3498-006 Rev C – REVISED Site Location Plan and Block Plan – Existing and Proposed;
and
Drawing No. 3498-007 Rev G – REVISED Floor Plans – Existing and Proposed.

Superseded Plans/Documents

~~Drawing No. 3498-005 Rev. F – Elevations – Existing and Proposed;~~
~~Drawing No. 3498-006 Rev. B – Site Location Plan and Block Plan – Existing and Proposed;~~
~~Drawing No. 3498-007 Rev. D – Street Scene, Floor and Roof Plans – Proposed; and~~
~~Drawing No. 3498-007 Rev. E – Floor and Roof Plans – Existing and Proposed.~~

Plan Note

The Design and Access Statement was not updated when the revised plans were provided. However, as this is a supplementary document, a revised statement has not been requested.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240123	Erection of a two storey front and rear extension and alterations to existing dwelling.	Refused	02.04.2024
19580292	Erection of eight houses.	Permitted	07.05.1958
19490172	Use of 9.05 acres of land between Woodlands Road and Tanyard Hill	Permitted	23.02.1951

In addition, as declared on the Application Form, pre-application advice was sought and given, post refusal of application 20240123.

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the Natural Environment

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Dickens Country Protection Society

No comments received.

Local Ward Councillors

No comments received.

Shorne Parish Council

This application is effectively a reapplication following refusal of permission for Ref 20240123 but with design and size improvements.

As previously, the Parish Council has no objection in principle to the house being extended, subject to there not being any significant valid objections from neighbours, but continues to have some concerns about aspects of the proposed design.

Woodlands Lane is a semi-rural location, and Dunelm is one of eight originally similar design detached properties that were built in the 1960's, six of which front the lane and are characterised by being set back with very open frontages laid to lawn.

The proposals change the appearance of the property away from compatibility with the neighbouring properties and the area, introducing a more modern design which could be more obtrusive due to obvious differences. There are greater areas of glazing and lowered sill heights, which latter also reduce privacy for the occupants.

We also have the following specific points:

- The previously proposed double-height porch/atrium has been reduced to single storey and, although wider and therefore taller, is now more in harmony with the existing and neighbouring properties.
- The bathroom window on the south flank elevation, and all other such windows, should have permanently obscured glazing.
- The right hand (south) side extension is effectively infill.
- The left hand (north) side extension does not show subservience (at two-storey height) to the existing house so increases bulk when viewed from the roadway.
- No exterior lights are shown or therefore permitted.
- The proposed exterior appearance is not fully defined at present, the colour of any render should be specified (should be painted white/off white) and samples of the proposed facing brickwork should be supplied and approved prior to work being commenced.

Neighbouring properties

Four surrounding properties were consulted, no representations were received, and the overall consultation period expired on 03.01.25.

Preliminary Matters

This current application follows the refusal of application 20240123 at this site, as highlighted in the planning history section of this report. The application was refused on the following grounds:

1. *The design, bulk and scale of the proposal would result in an incongruous and disproportionate dwelling, along with unsympathetic alterations, that would not be considered to conserve and enhance the character of the local built and natural environment or integrate well with the surrounding area, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).*

2. *The proposal would be detrimental to neighbouring amenity and would result in a detrimental impact on privacy contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).*

It therefore stands to be considered whether the proposed development within this application has addressed the grounds of refusal.

Site Description

Dunelm, Woodlands Lane is a detached, two storey property fronting the western side of Woodlands Lane. It is inset from the Green Belt and is located within the Shorne Woodland Landscape Character Area. The property forms part of a row of similar looking properties set back significantly from the road, with large open soft landscaped frontages. The property has a hard paved access and garage located towards the side of the property. The garage is set back from the dwelling.

Google Image



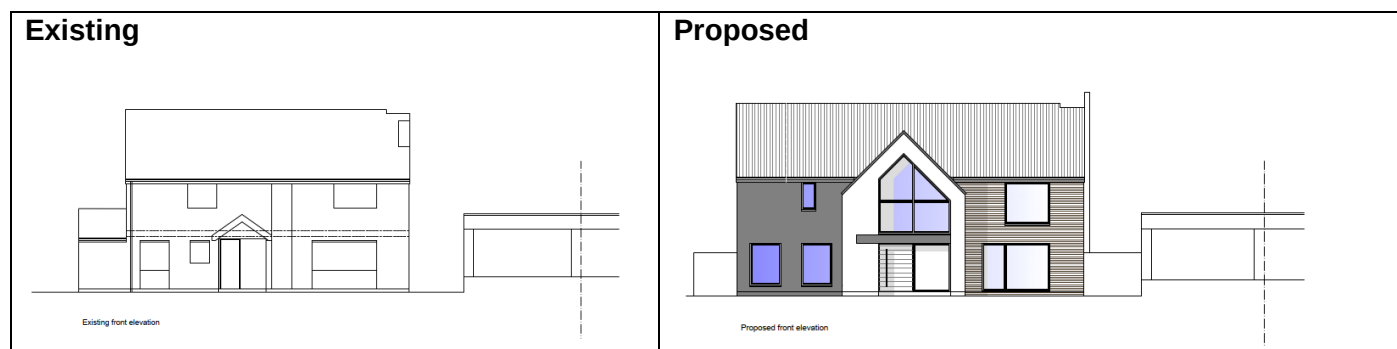
This application proposes:

- erection of a single storey rear/side extension with roof lanterns
- erection of a part first floor, part two storey front/side extension (elevation closest to Three Elms)
- erection of a two storey (infill) side/rear extension (elevation closest to Cedrus House)
- erection of a new, enlarged replacement front porch
- alterations to fenestration
- an extension to the hardstanding area

Proposed Development

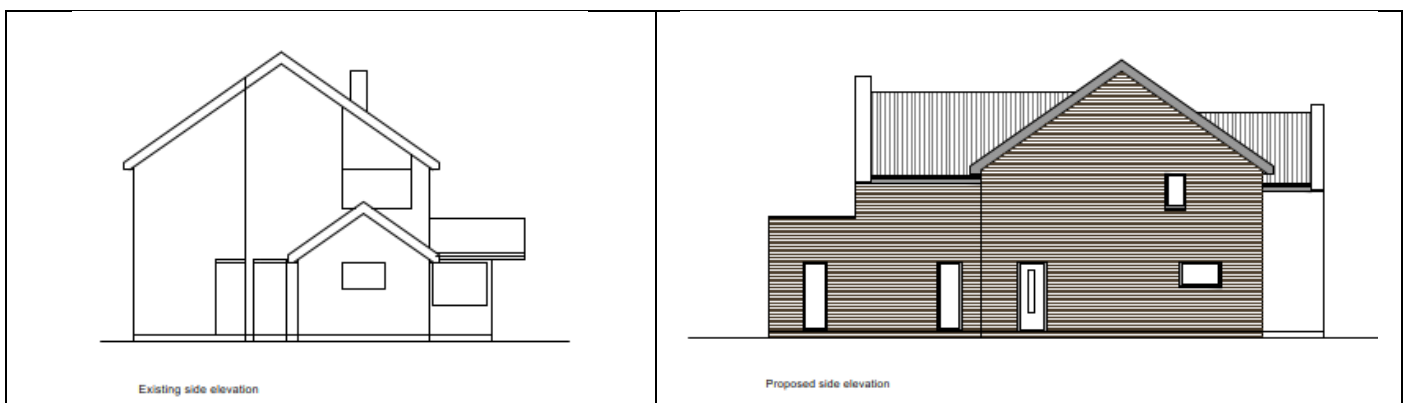
In setting out the proposed development for this current application, it is useful to show the previous proposed works:

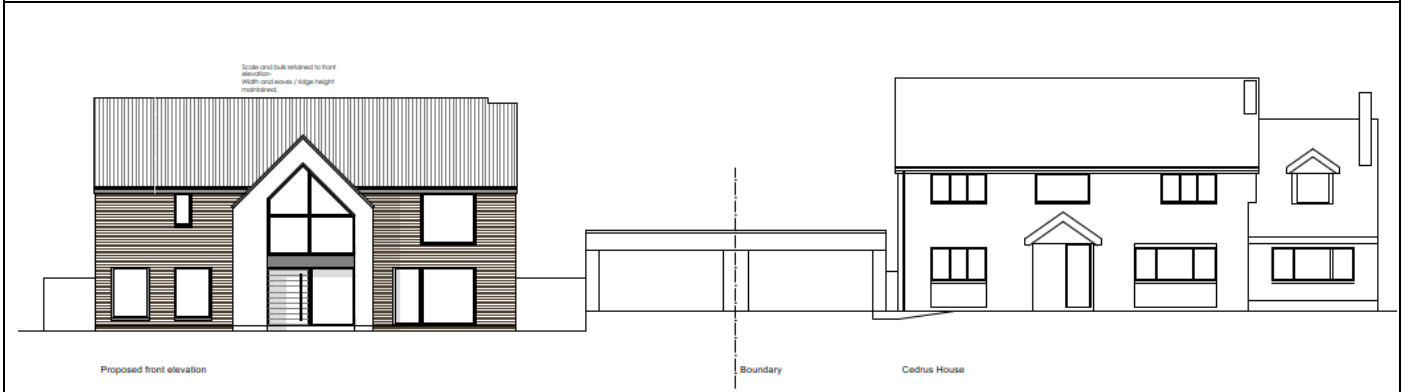
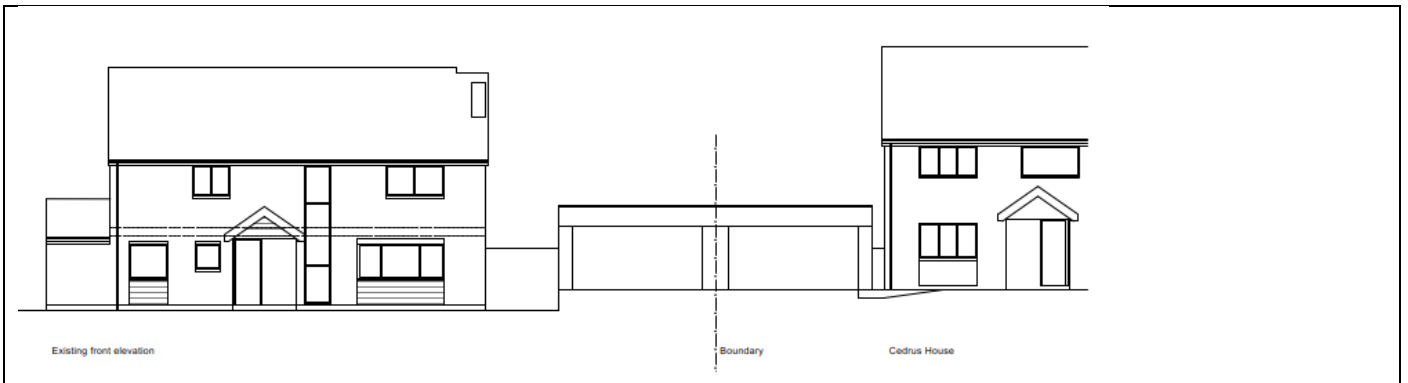
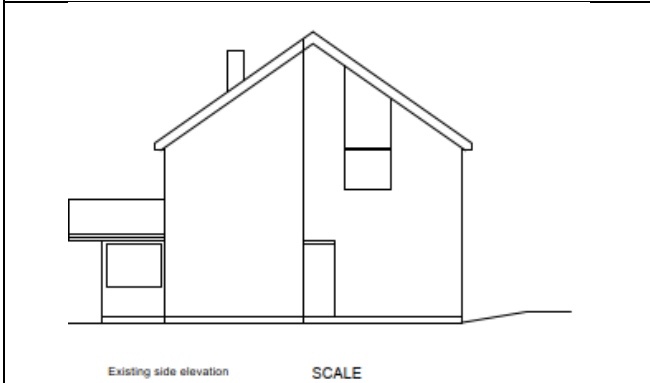
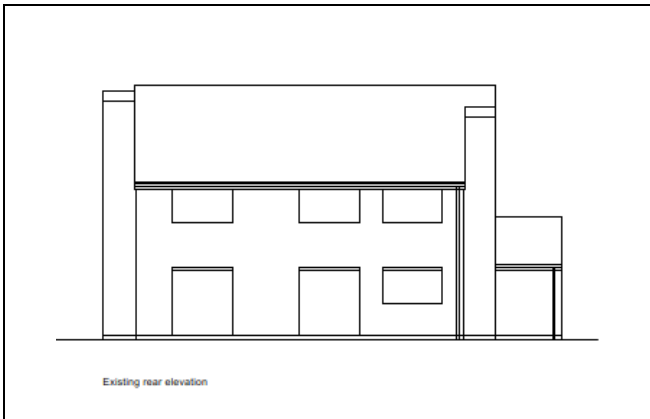
Previous proposed plans as per Application 20240123:





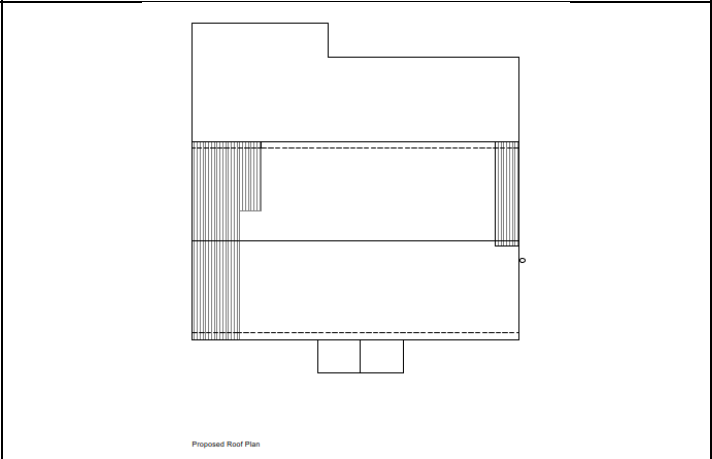
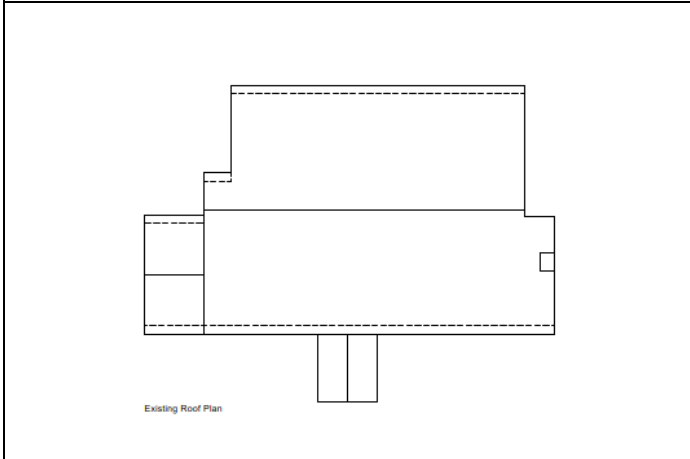
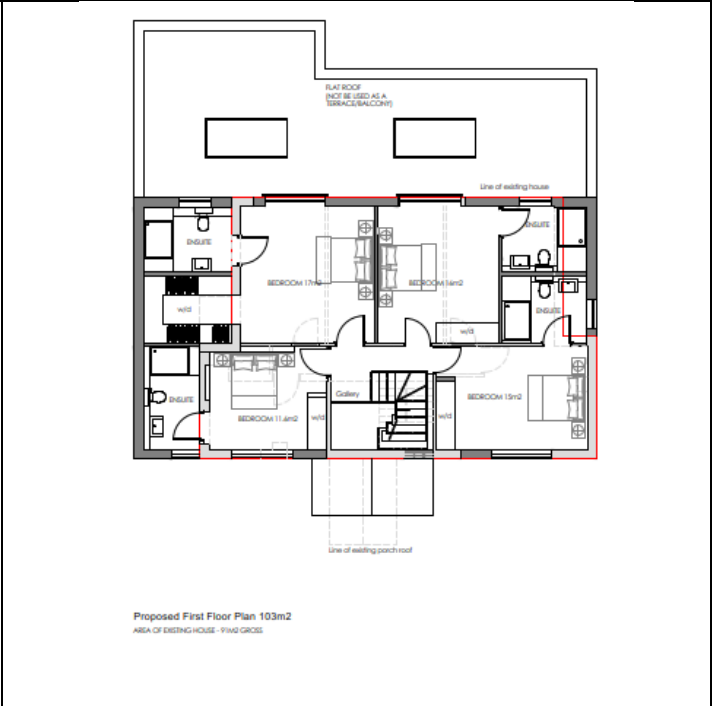
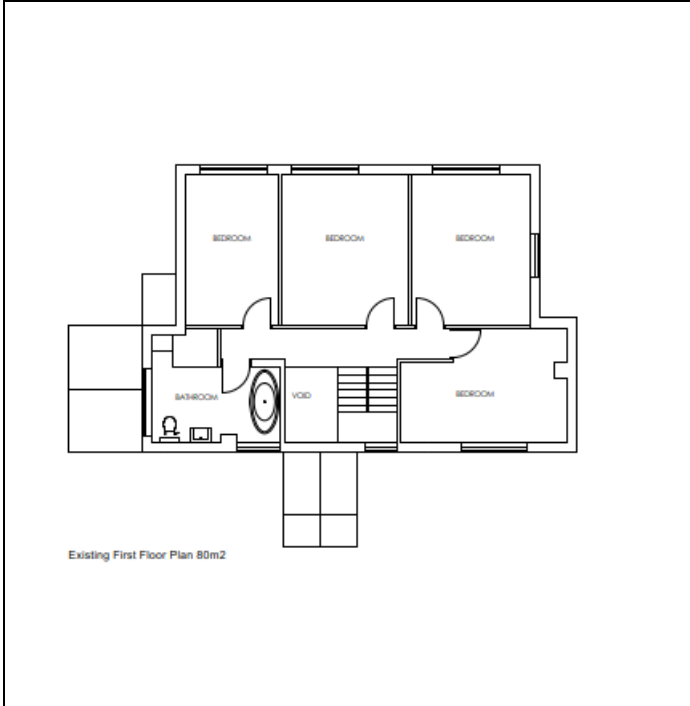
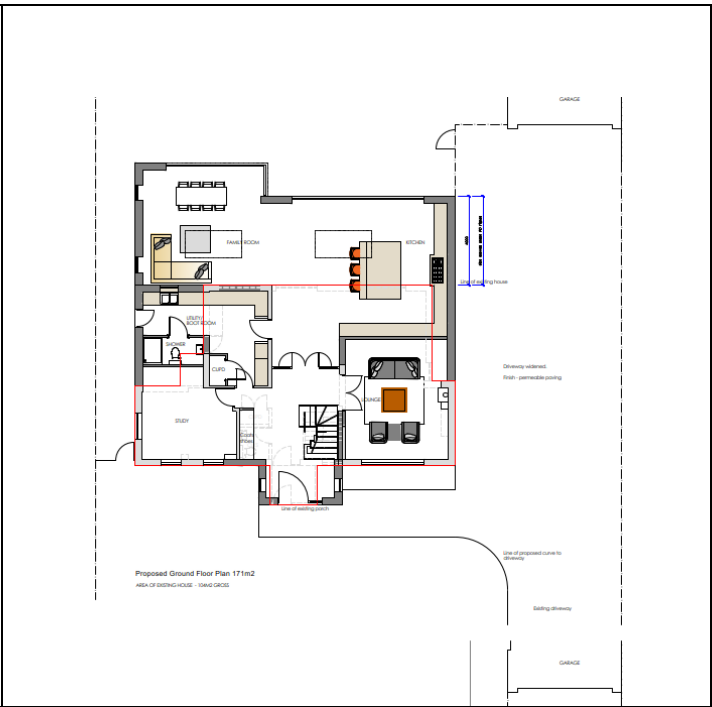
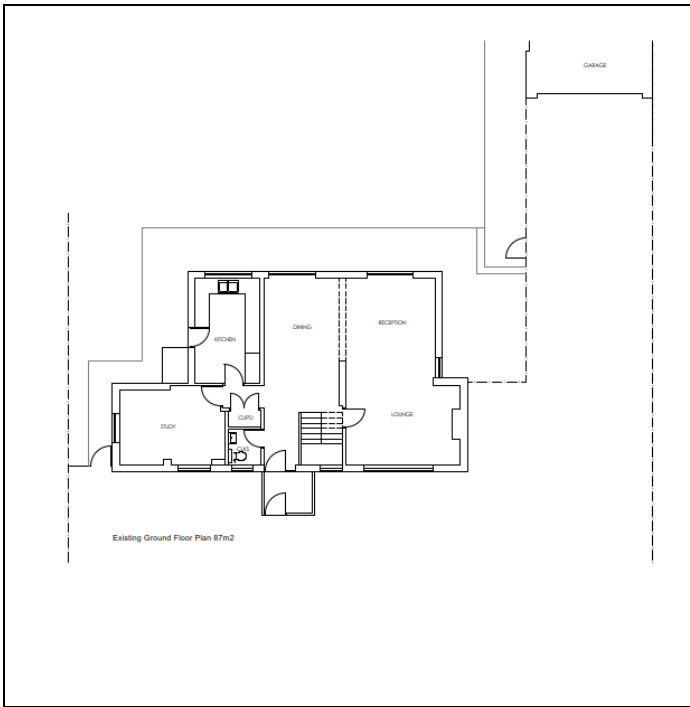
Proposed Development as per the pre-application enquiry:





Proposed Development as per this Current Application:





The proposed development would create space for internal layout alterations and the following new rooms:

At ground floor level:

- Shower room
- Utility/boot room
- Family room
- Storage space

At second floor level:

- 4 ensembles
- A walk-in wardrobe

According to the previous application (20240123), the dimensions were as follows:

- Maximum Width of dwelling 14.37m (as existing)
- Maximum Depth of dwelling 17.87m (existing 9.80m)
- Height of dwelling 7.98m (existing 7.98m)
- Existing Ground Floor Plan – 86.68sqm (approx.)
- Existing First Floor Plan – 80.11sqm (approx.)

The proposed dimensions as per this current application are:

- Maximum width of dwelling – 14.37m
- Maximum depth of dwelling – 15.40m
- Proposed Ground Floor Plan – 173.59sqm (approx. internal)
- Proposed First Floor Plan – 103.01sqm (approx. internal)

Officer's Analysis

The application site lies within the rural settlement, inset from the Green Belt. Policy CS02 of Gravesham's Local Plan Core Strategy (LPCS) (2014) states development will be supported within these areas. Therefore, there is no objection to the principle of residential development providing it meets the requirements of local and national planning policy and guidance.

Principle considerations for this enquiry include:

- Design character and appearance
- Amenity of future occupiers
- Neighbouring amenity
- Parking and highways
- Any other material planning considerations

Context/Background Information

Within the Design and Access Statement, there are photos and the planning history of 'The Elms', 'Cedrus House' and 'Dayspring' cited. These applications are prior to the adoption of the 2014 Gravesham Local Plan Core Strategy and aforementioned supplementary Design Guidance and in any case, would not be justification for the works proposed.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

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. Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context. In the case of this enquiry, the rural character of the area and other surrounding dwellings should be considered.

The site is located within the Shorne Woodlands Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland and a strong sense of enclosure. The developments are often located around traditional village greens and are buildings with varying styles and ages, some with chequered brickwork and ornamental brickwork.

Bulk/Massing/Subservience

It is noted that the scale of the proposal has been reduced, with some elements altogether omitted, since the refusal of application 20240123, which is desirable. Ideally, the proposed extension closest to Three Elms would be set down from the main roof ridge and set in from the front elevation to demonstrate subservience to the main dwelling, particularly as the extension would be visible from the street scene. In addition, it would be preferable for the porch roof height to be further reduced. Notwithstanding this, the alterations made as a result of the site meeting are considered to be an improvement on the submitted proposal. Therefore, on balance, the overall bulk/massing/subservience is considered to be acceptable.

Porch/ Front Extension

The porch would be single storey. The apex of the pitched roof would extend above the first floor window-sill, however the width of the porch has been reduced. Overall, the porch is considered to be acceptable.

First Floor/two storey Front/Side Extension

The proposed first floor/ two storey side extension (over and behind the existing study and adjacent to Three Elms) is not set back from the front elevation, or set down from the roof. As aforementioned above, extensions should generally be designed to demonstrate subservience to the host dwelling, allowing the existing dwelling to remain dominant. Notwithstanding this, the overall impact of the scheme has been reduced to a satisfactory level and as such, the proposal is considered to be acceptable.

Two storey (infill) Side/Rear Extension

The proposed two storey (infill) Side/Rear extension (elevation closest to Cedrus House) would be seen from the front elevation, however it is not considered to result in a detrimental impact to the host dwelling or street scene.

Single Storey Rear Extension

The depth of the proposed rear extension has been somewhat reduced since the previous proposal, however, the plans show the extension would extend across the entire width of the dwelling, inclusive of the new proposed side extensions. Although the Design and Access Statement refers to what could be constructed under Permitted Development Rights, this has not been established via a Lawful Development Certificate Application. Regardless of this, the single storey rear extension in situ, with staggered appearance, is, on balance, considered to be acceptable.

Google Image showing row of houses (Dunelm is on the left)



Google Image showing Wood Lodge (directly opposite Dunelm)



Google Image showing Three Elms (north of Dunelm)



Materials

The proposed external materials, according to the Design and Access Statement are as follows:

4.01 PALLET OF MATERIALS

The pallet is designed to fit into the street scene, which offers a modern feel to the dwelling.

	EXISTING	PROPOSED
ROOF TILES	Concrete	Concrete (matching existing)
FASCIAS	White UPVC	UPVC
GUTTERS	Grey UPVC	Black UPVC (matching neighboring houses)
WINDOWS	White UPVC Double Glazed	UPVC OR ALUMINIUM
CLADDING PANELS	White UPVC	Removed
BRICKWORK FINISH	Engineered Facing Brickwork	Facing Brickwork

The rear extension will share the same pallet of materials.

The Design SPD (2021) includes guidance on materials for proposed development:

Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

In addition, Design for Gravesham (2024) highlights:

Gravesham’s material palette

5.17.3 Red and yellow brick can be found throughout Gravesham’s historic towns and villages usually associated with distinctive detailing around windows and door frames.



Fig 118 Typical materials that can be found in Gravesham’s historic town and villages

5.17.4 Materials used in the inter/post-war suburbs and more modern suburbs are varied with a mixture of red, yellow and grey bricks.



Fig 119 Typical materials that can be found in inter-post war and modern suburbs

5.17.5 The brick is usually associated with a variety of rendering technique, including white weather boarding, red clay tiles and pebble dashing, which were especially popular on 1960s/1970s developments. These materials can often be found in more modern buildings as well.



Fig 120 Materials and details appropriate to the context should be used in new developments.

The Gravesham Landscape Character Assessment (2009) also highlights the importance of reinforcing character through the use of vernacular materials and elements.

In terms of the external materials proposed within this enquiry, it is desirable for the external materials to be sympathetic to the existing dwelling and surrounding area. The design and access statement states the brick colour would be reinstated to a red/brick brown colour, which would likely be acceptable (depending on final brick colour):

The original brick colour has faded (due to sun bleaching) from a classic blue-brown engineered brick to the existing light pink colour – see Photo 4.03. The proposed scheme would reinstate the exterior brick colour to a more aesthetically pleasing, red/brown brick colour that would fit in with and enhance the street scene.

The existing structural issues resulting from inadequate lintel bearings throughout the ground floor is evidenced in Photo 4.04. The proposed scheme would resolve these structural issues.



Black rainwater goods would have less impact and would likely be acceptable. It is positive that the roof tiling would match the existing. Following the aforementioned site meeting, it was discussed that if necessary, materials could be resolved via condition if planning permission were to be forthcoming. In this instance, it is considered that this condition would be necessary to ensure the final appearance of the development would be sympathetic to the host dwelling and the character and appearance of the wider area.

Fenestration

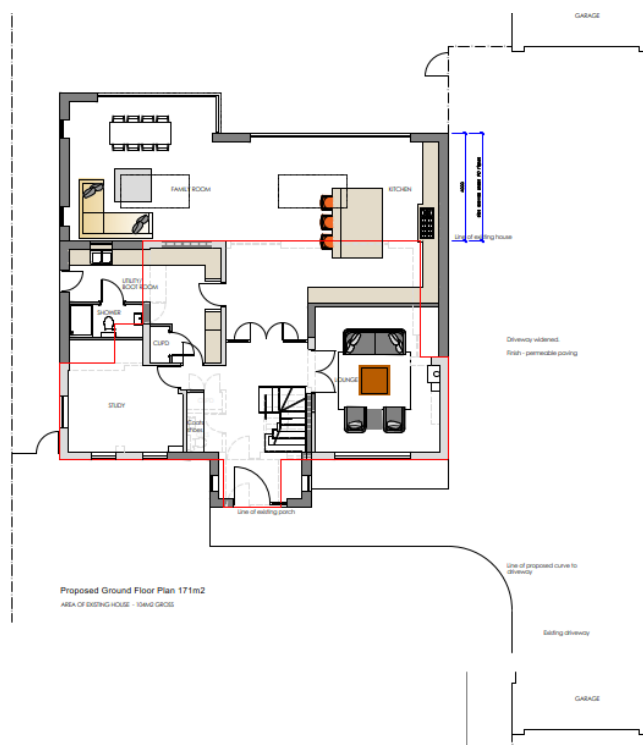
The size/positioning of the fenestration has been improved and is now considered to be acceptable.

Increase in Hardstanding

On site, the possibility of extending the hardstanding area was discussed. The property frontages are long, open, verdant and contribute positively to the appearance of the host property, street scene and rural character of the area. In addition, it was noted that the creation of hardstanding would require a change in land levels and therefore requires planning permission. As such, any increase in hardstanding has to be carefully considered to avoid eroding the established positive features of the property frontage. The revised block plan and floor plan provided shows there would be an increase in hardstanding in order to provide occupiers more room to manoeuvre and station their cars.

Site Photos, Block Plan and Floor Plan





Overall, the proposal is considered to be acceptable. However, any more increase in hard landscaping would be likely to be detrimental to the appearance of the host property and wider area. As such, if planning permission were to be forthcoming, a condition could be added to restrict further hard landscaping.

On balance, the revised design is considered to have overcome the previous grounds of refusal 1:

1. *The design, bulk and scale of the proposal would result in an incongruous and disproportionate dwelling, along with unsympathetic alterations, that would not be considered to conserve and enhance the character of the local built and natural environment or integrate well with the surrounding area, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).*

Overall, the proposal is considered to accord with Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Sections 12 and 15 of the National Planning Policy Framework (2024), for the reasons outlined above.

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 area, the proposal is considered to provide sufficient

space. The shower room on the ground floor falls slightly under the guideline requirement of 3.30m. However, a shower takes up significantly less space than a bath. As such, the room space is considered acceptable. In addition, there is sufficient garden space post development. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Neighbouring amenity is assessed in terms of loss of light, loss of privacy, loss of outlook and development resulting in a sense of enclosure.

The dwelling is detached and situated a sufficient distance from neighbouring properties. As such, there are no concerns raised in terms of loss of light, outlook or that the development would be likely to cause a sense of enclosure. In terms of privacy, the revised proposal raises no concerns in terms of neighbouring privacy. Windows serving a bathroom/Shower room etc. can be conditioned to be obscure glazed. In addition, the plans have been clearly annotated to show there would be no balcony or terrace.

As such the proposal is considered to safeguard neighbouring amenity and grounds of refusal 2 is considered to be overcome.

Therefore, the proposal is considered to safeguard the amenity of neighbouring properties, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The hardstanding area would be increased. Therefore there are no concerns, in terms of highways and parking provision, that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 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

The application has been fully considered and is in accordance with local and national planning policy.

Subject to conditions, the revised proposal is considered to have overcome the previous grounds of refusal, relating to neighbouring amenity and the design, character and appearance of the development. Moreover, the proposal does not harm the amenity of future occupiers and neighbours and does not raise concerns in terms of parking provision and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	12.02.2025	Dated:	12th February 2025