



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240664

**Location:** 180 Colyer Road Northfleet Gravesend Kent

**Description:** Erection of a single storey rear extension; erection of a front porch; loft conversion with roof light to front roof slope, dormer to rear roof slope and removal of chimney.

**Applicant:** Mr. Satnam Singh

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form Dated 16<sup>th</sup> July 2024;  
Drawing number 01 (Site Location Plan and Floor Plans – Existing);  
Drawing number 02 (Elevations – Existing);  
Drawing number 03 (Block Plans – Existing and Proposed);  
Drawing number 04 Rev A (Floor Plans and Roof Plan – Proposed); and  
Drawing number 05 Rev A (Elevations – Proposed).

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                        | Decision | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|
| 20240419  | Erection of a single storey rear extension, front porch and erection of a dormer extension in the rear roof slope with and a velux rooflight window in the front roof slope and conversion of the roof space into habitable rooms. | Refused  | 02.07.2024    |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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);
- Householder Extensions/Alterations Design Guide (2021).

#### Other Relevant Guidance

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

#### Consultees

*Ward Councillors – no comments received*

#### Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period ended on 12<sup>th</sup> August 2024.

### **Preliminary Matters**

Previous application 20240419 for the erection of a single storey rear extension, front porch and erection of a dormer extension in the rear roof slope with and a velux rooflight window in the front roof slope and conversion of the roof space into habitable rooms. was refused on the following grounds:

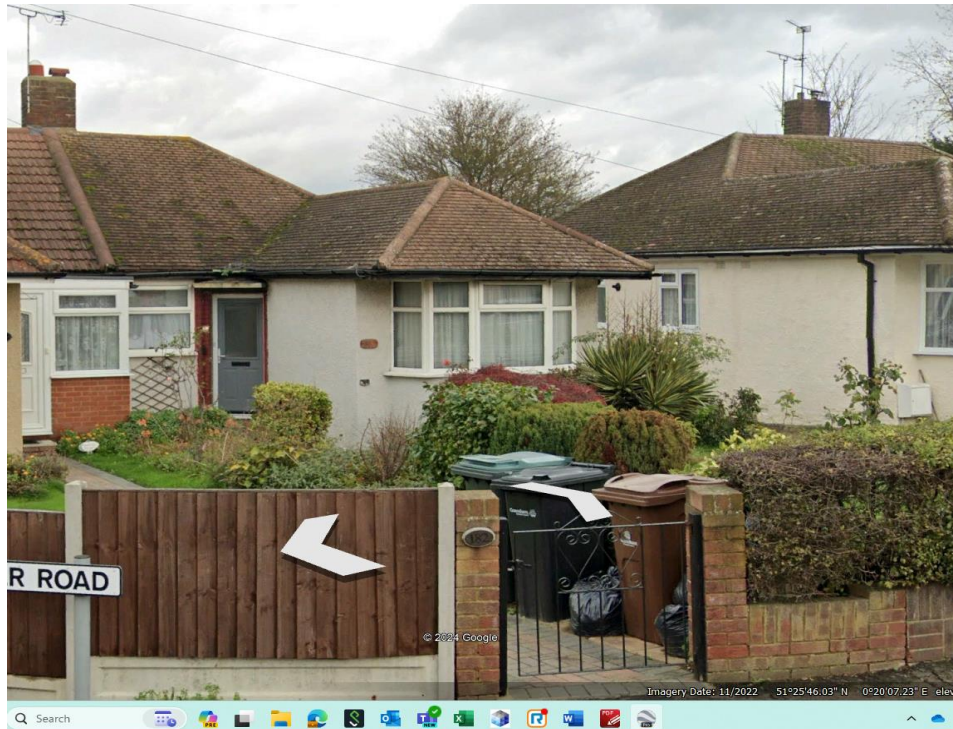
*The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.*

The current application looks to overcome these issues.

### **Officer's Analysis**

#### Design, Character and Appearance

180 Colyer Road is a semi-detached bungalow located on the Northern side of the highway. The property is soft landscaped to the frontage with side vehicular access leading to a garage to the rear.



The application proposes the construction of a single storey rear extension; erection of a front porch; loft conversion with roof light to front roof slope, dormer to rear roof slope and removal of chimney.

The proposed single storey rear extension will have a flat roof at a height of 2.8m. It will extend beyond the rear elevation by 3.75m and have a width of 6m.

The proposal will create space for an open plan kitchen / dining area and utility room. There will be patio doors and a window to the rear elevation. It will be finished with render and UPVC windows and doors to match the existing dwelling. The application also proposes an additional window to the existing flank elevation to serve the utility room.

As such the proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials, will have 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The proposed front porch will have a width of 2m and a projection of 1.27m. It will be constructed with a flat roof which measures a maximum height of 2.55m. The application proposes a widow and replacement door to the front elevation which will match the existing. It will be constructed with a rendered finish to also match the original dwelling.

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

The application also proposes the conversion of roof space by way of a hip to gable roof alteration with the erection of a rear dormer window and roof light to front roof slope to form habitable rooms.

The dormer extension has been designed with a flat roof and will be inset from the side boundaries by 0.61m and 0.42m. The proposed dormer will have a height of 2.22m, depth of 3.2m and width of 5.15m.

The dormers will create space for an additional bedroom and shower room with two windows to the rear and two rooflights to the front roof slope serving the proposed bedroom and shower room, which will be obscure glazed. The dormer will be constructed with tiles to the walls.

The dormer is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

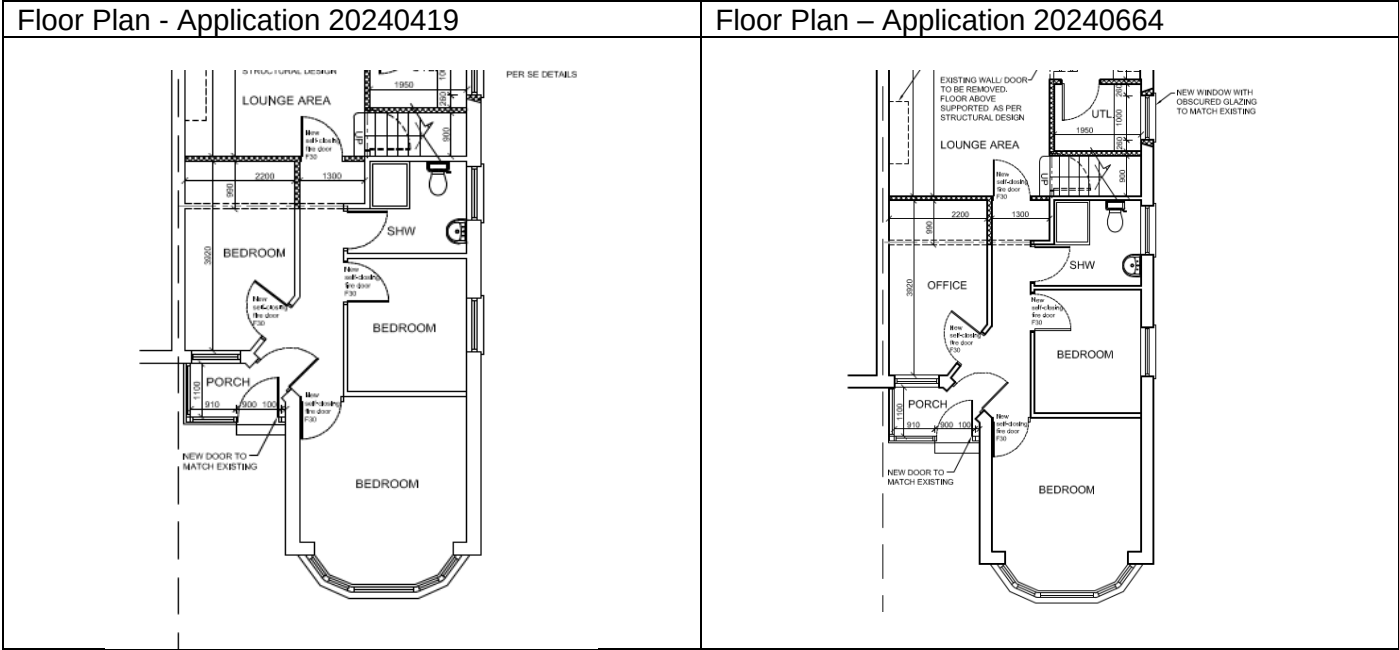
Overall, the proposed application will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham’s Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

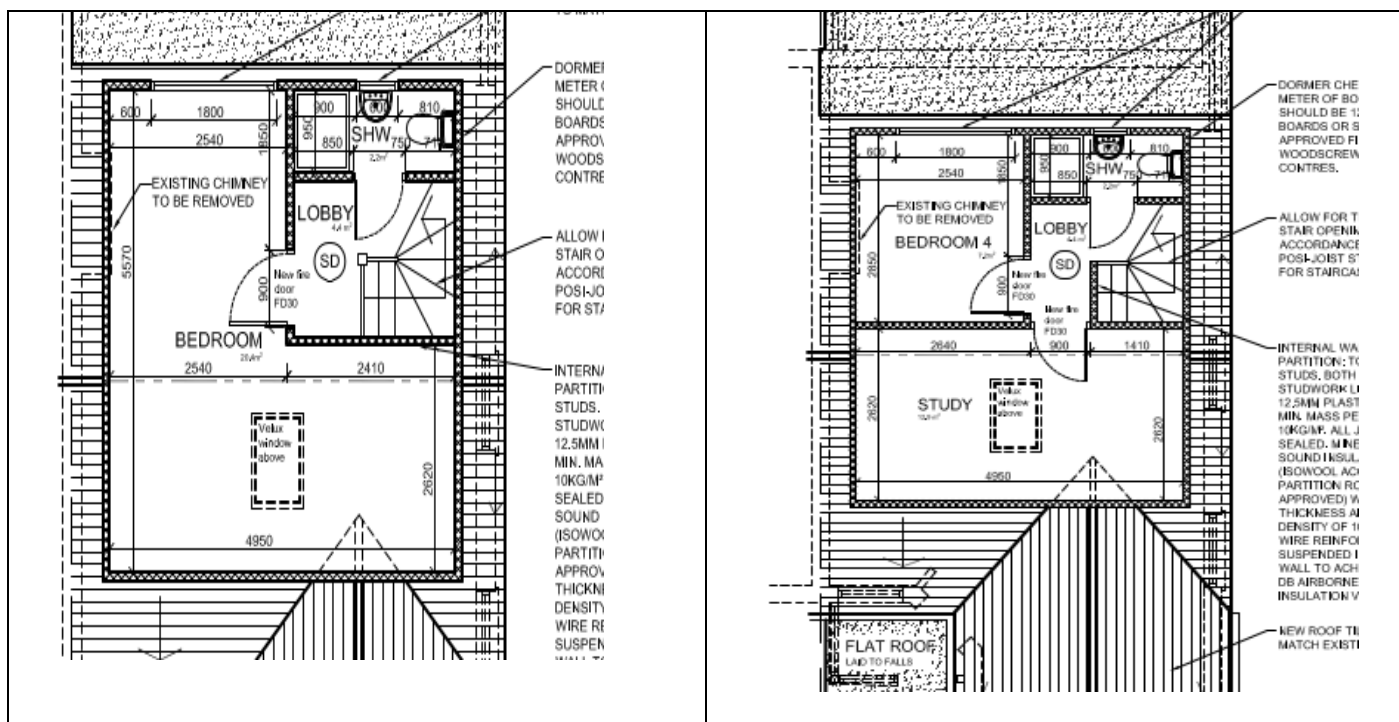
Amenity of Future Occupiers

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 previous application was refused as the post development garden area for a four bedroom property was substantially below the recommended guidelines at an approx. area of 46.25 m<sup>2</sup> and a depth of 5.42m, inclusive of demolition of the existing garage which had not been included on the plans submitted.

The current application has renamed the third bedroom to the ground floor as an office and removed an internal wall to the loft space area, as shown below:

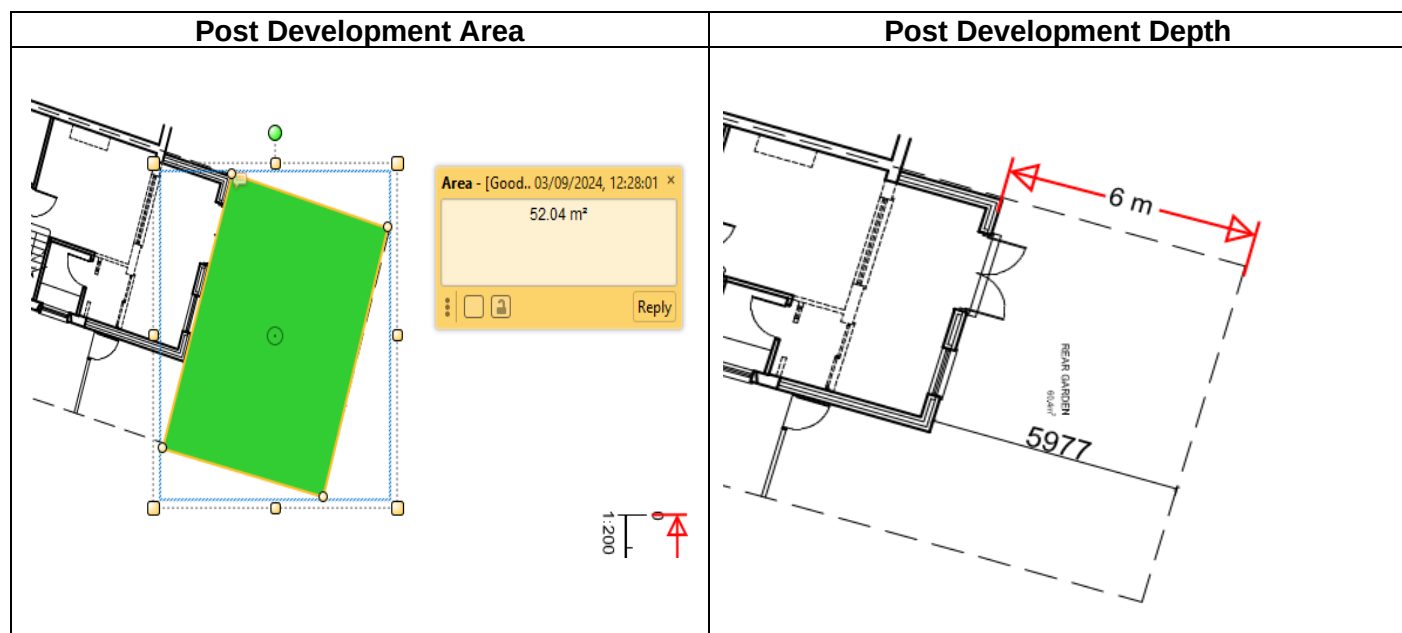




The proposed changes to the resubmitted floor plans are not considered to substantially reduced the potential number of bedrooms at the property and as such the post development garden area will be assessed under the guidelines for a four bedroom property.

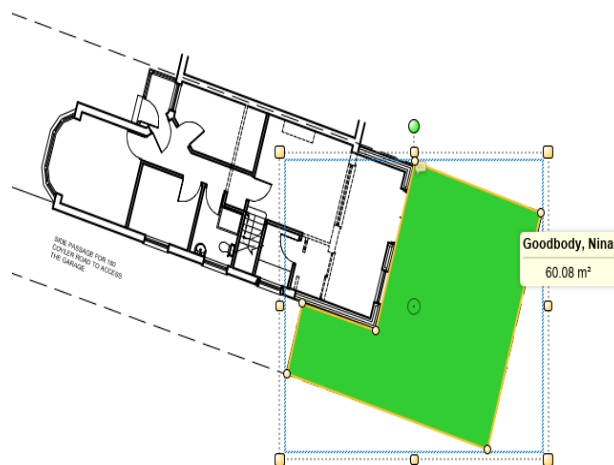
Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m<sup>2</sup>.

There is an existing garage to the rear of the property which is not shown on the block plans provided with the application. Post development, if the existing garage were to be demolished, the garden would have a approx. area of 50.04 m<sup>2</sup> and a depth of 6m, which are both substantially below the recommendations, as shown below:



It is noted that the current application has introduced a fence to the side driveway area, giving the rear garden an 'L' shaped form, however, this additional space to the side of the dwelling is not considered to be

particularly usable and has not been included in the post development area as indicated above. If the additional amenity space to the side of the dwelling were to be considered the resultant area would measure at 60.08m sq and therefore would still be below the recommended guidelines for a four bedroom property:



A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space has also been dismissed as follows:

*If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.*

Please see appendix 1 for full appeal documentation.

As such, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

#### Neighbouring Amenity

The application proposes a window to the flank elevation to serve the newly formed utility room. This is considered a non-habitable room and as such has no detrimental impact on neighbouring properties.

The proposed dormer would add a first floor window to the existing bungalow which may result in some overlooking to neighbouring properties. However, due to the distance from neighbouring properties and existing neighbouring outbuildings, this is not considered to be detrimental to neighbouring privacy.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

#### Any Other Material Planning Considerations

##### *Parking and Highways*

There is existing off road parking provision at the property to accommodate with the increase in bedroom sizes.

Therefore, the application does not have a detrimental impact in terms of parking and highways

### **Conclusion**

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

### **Recommendation**

Refusal

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

|                      |                    |                     |                                      |
|----------------------|--------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody  | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       | <i>N Goodbody</i>  | <b>Signed:</b>      | <i>R Hart</i>                        |
| <b>Dated:</b>        | 5th September 2024 | <b>Dated:</b>       | <b>6<sup>th</sup> September 2024</b> |