



Delegated Report

Householder Planning Application

Planning Application No: 20240352

Location: 15 Malvina Avenue Gravesend Kent DA12 5AP

Description: Removal of existing roof, chimneys and demolition of rear conservatory. Erection of a single storey rear extension with inverted roof and 2 roof lights. Erection of a single storey front and side extension. Erection of a second storey with windows to front elevation and 3 dormers to the rear elevation with a roof terrace.

Applicant: Mr Ranjit Pattar

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
2121 – Block Plan
2121PLANS – REV B – Existing and Proposed Plans
2121PLANS – Existing Elevations
2121PROPOSEDPLANS REV B – Proposed Elevations
Photographs

Relevant Planning History

Reference	Description	Decision	Decision Date
19980203	Demolition of existing conservatory and erection of single storey rear extension to form living/study area, dining room and kitchen and single storey front extension to form enlarged bedroom.	Permitted	09.07.1998

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

8no. surrounding properties were consulted, and 2 comments were received, objecting to the development.

Summary of comments:

- The rear dormers would reduce light to the rear garden of neighbouring properties.
- The side extension would reduce light to the rear of neighbouring properties.
- The side extension would result in overlook of neighbouring properties and gardens particularly given the height difference between properties.
- The roof terrace would result in overlook of neighbouring gardens and windows.

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 and Residential Amenity of neighbours.

Design, Character and Appearance

As can be seen in the below image, the site contains a detached bungalow, on a plot with an open fronted, paved drive. There are other bungalows in the vicinity. However, the dwellinghouses surrounding are predominantly two-storey in height.



Google Image taken in 2022

Given the nature of the area and the presence of a number of two-storey dwellinghouses, a two storey dwellinghouse on this site would not be objectionable in design terms. However, the resultant building would need to blend with the character of the wider setting and should be considered of good design.

Streetscene

Firstly, consideration of the impact on the streetscene is important. Particularly as this site is open fronted and the building would be in full view from the street. Malvina Avenue sloped upwards from East to West. The building is therefore on a higher ground level than 11 Malvina Avenue and a lower ground level than 17 Malvina Avenue. The existing bungalow is 5.6m high from the front elevation and would increase to 7.04m. The plans provided do not show the heights of neighbouring properties or how the ground level differentiation would impact the height relationship with neighbouring properties.

The existing and proposed front elevations are shown below for reference (Not to Scale):



FRONT (SOUTH) ELEVATION

Existing



FRONT (SOUTH) ELEVATION

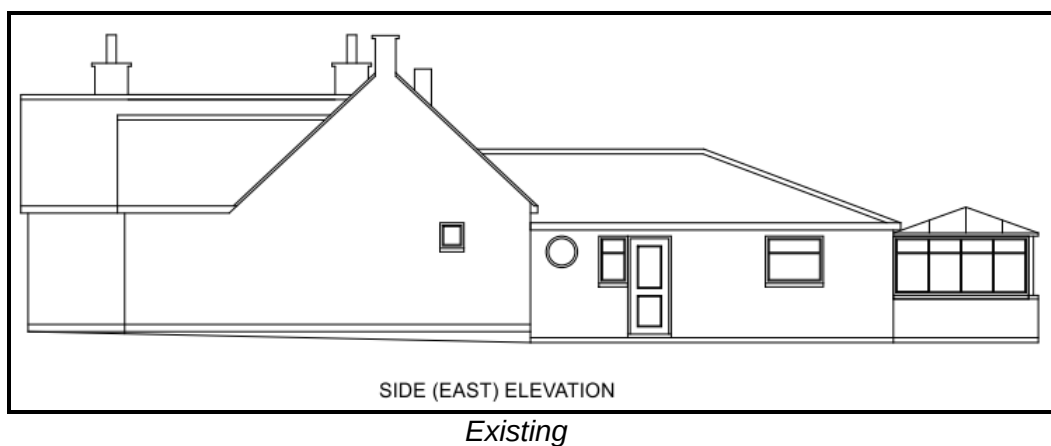
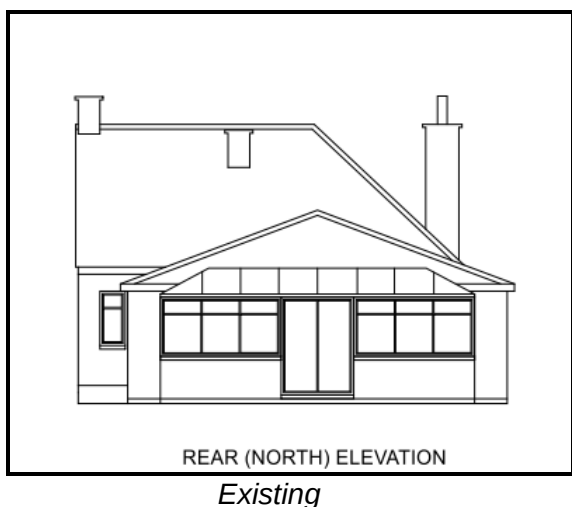
Proposed

The proposed frontage would have a two front gable features projecting out from a pitched roof which

would intersect one another at the eaves. It should be noted that one of the gable features in in fact a dormer. The size, position and scale of the gables would appear large, cramped and incongruous with the simple roof forms of neighbouring properties. Whilst this is not dissimilar from the existing roof form at single storey height, it has less prominence in the streetscene. Also the pitched roof behind is currently hipped at one end and the gables have a lower height than the pitch behind given a subservient appearance. The proposed porch is too large in height, width and depth than is necessary for its purpose, resulting in a disproportionate addition. The roof of the pitch intersects the front gables at two storey height and further increases the cluttered appearance. The porch and window sizes and placements provide an unsymmetrical façade.

Rear and Side Extensions

Existing and proposed rear and side elevations are included below for reference (Not to Scale):



Proposed



Existing



Proposed

The dwellinghouse would be extended to the east side at single storey and the existing conservatory would be demolished to be replaced by built form extending the existing single storey rear projection and replacing its pitched roof with a crown (part pitched, part flat) roof. A large dormer with three pitched roofs would be erected in the rear roof slope.

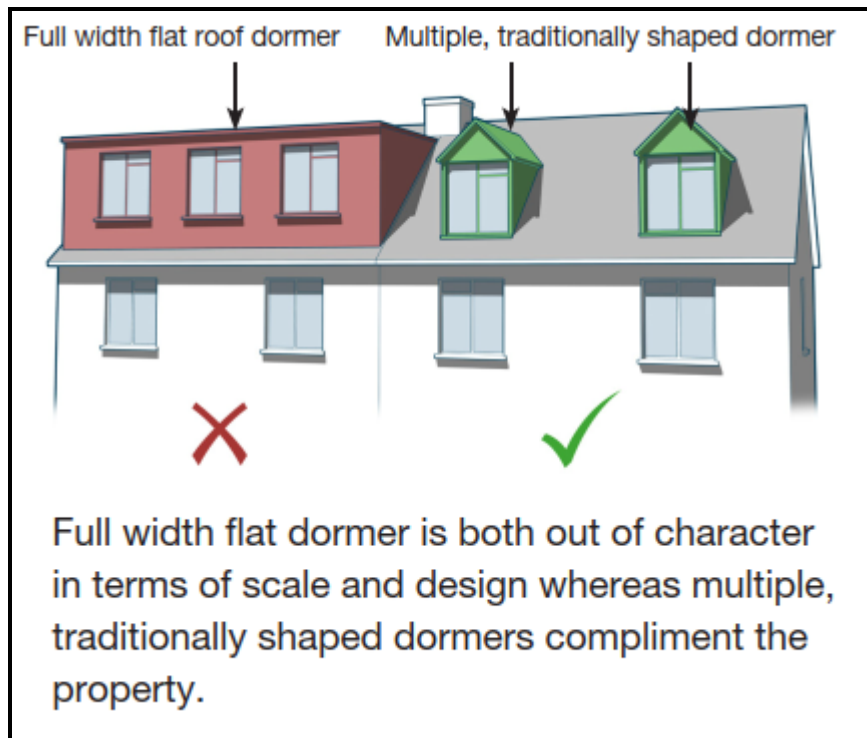
The proposed single storey extensions at side and rear would result in a large, part flat roof single storey projection, which would extend beyond both side elevations of the main part of the dwellinghouse. Guidance for the design of single storey rear extensions is provided in the Householder Extensions/Alterations Design Guide SPD (2021). This includes (but is not limited to):

- The depth of the extension should not dominate the original property.
- Single storey rear extensions should not rise above the windowsill level of any first-floor windows.
- Pitched roof extensions to single storey rear extensions should use roof shapes which reflect the pitch and type of roof of the original building.
- The width of the extension should not be of greater width than the original building.

In this case, the proposed extension would result in a large single storey projection, which would have an inappropriate roof, which would not reflect the original dwellinghouse. It would have a vast flat roof section which would form a roof terrace and would intersect the windows on the first floor as a result. Its width would also be greater than the original building resulting in a dominating and incongruous appearance on the rear elevation. The proportions of the rear extension do not align with the rest of the property.

Dormers

The large dormer to the rear would have a height of 3.8m from the roof slope and 4.5m in depth. The three individual pitched roofs give the appearance of three separate dormers which increases the bulk and massing. This would be excessive in scale. Paragraph 10.9 of the Householder Extension/Alterations Design Guide states that dormers should not overwhelm the roof slope within which they are to be. In this case, the proposed dormers would not comply as it would overwhelm the roof slope. The roof form of the dormers whilst positive as it would be pitched and not a flat roof, would create a triple pitched roof. The image below is taken from the Householder Extensions/Alterations Design Guide and provide example of the scale and design expected of dormer additions.



On balance, the proposed development would **NOT** 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.

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 result in the creation of a first floor, containing 3 bedrooms each with ensuite, a study and landing. The Residential Layout Guidance, provides minimum space standards for dwellinghouses and their rear gardens as follows:

Table 1

Function of room	Floorspace sq.m
Double bedroom	11.2
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom and WC	3.6
Bathroom only	2.8
WC only	1.3

- 6 External access should be provided to the rear garden of a house. This standard will be deemed to be satisfied where access is available through a garage without entering the house. In addition, a way through the house from front to back, avoiding habitable rooms, should also be provided.
- 7 Direct access should be provided to a public highway or to a non-adoptable road, designed to the satisfaction of the Borough Council's Engineering Services Manager.

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The spaces provided as part of the development are provided in the below tables:

Room	Area (m ²)
Bedroom 3	25.7
Ensuite 3	3.3
Bedroom 4	17.6
Ensuite 4	2.8
Bedroom 5	13.8
Ensuite 5	2.8

Area/Depth	Size
Garden Area	326.7 m ²
Garden Depth	24.4

The proposed development would meet all minimum internal and external space standards as require by the Residential Layout Guidelines (2020).

Neighbouring Amenity

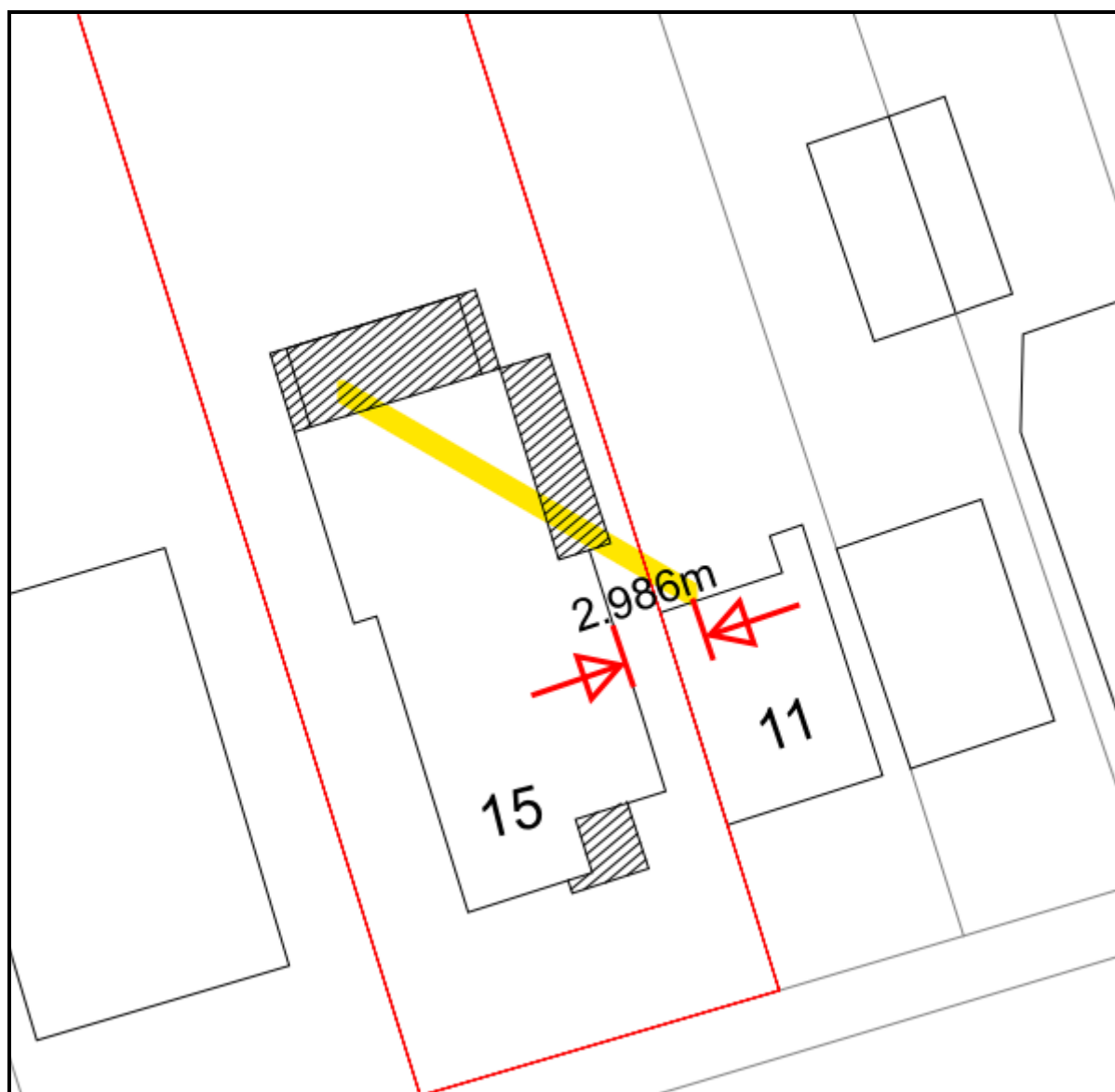
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, 2 objections to the proposal were received relating to concerns regarding overlooking and loss of light which may be assessed as part of this application.

There are two adjacent neighbours, who are the most likely to be impacted by this development: 11 Malvina Avenue and 17 Malvina Avenue. Dwellinghouses to the rear are approximately 45 metres away from the rear elevation of the proposed development and so would not likely be significantly impacted by the development.

11 Malvina Avenue

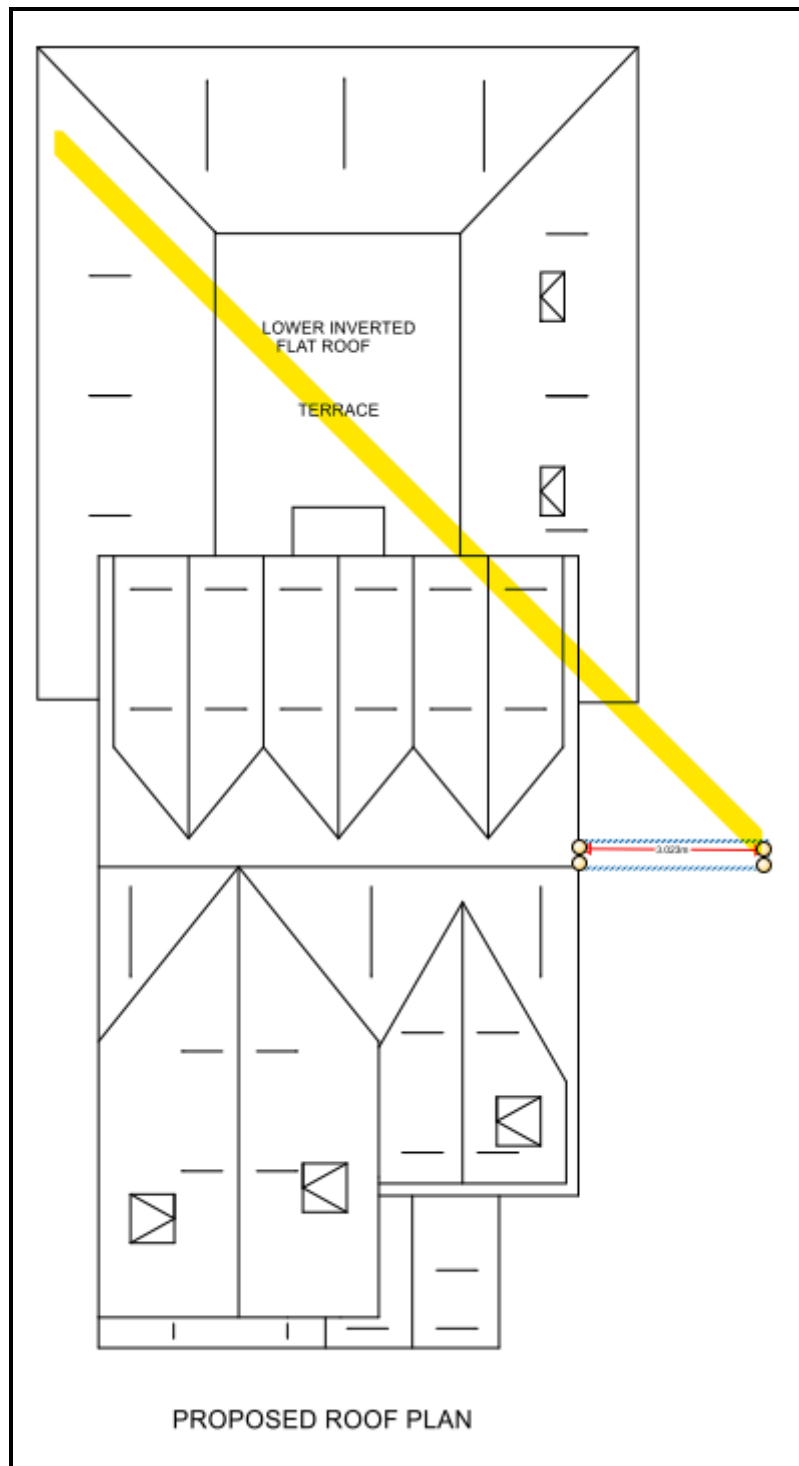
This neighbour is located to the east. There is 1.75m between the dwellinghouses. The proposed side extension would be set back by 2.8m from this neighbour's rear elevation and would be 0.9m from the shared boundary.

The below assessment show that although there are no side windows. However, it is possible that the rear windows of this neighbouring property may be overshadowed by the proposed development, particularly given the increase in height and additional large dormer windows at the rear. The below assessment shows a 45 degree line drawn from the approximate position of the neighbours window as a test of potential overshadowing.

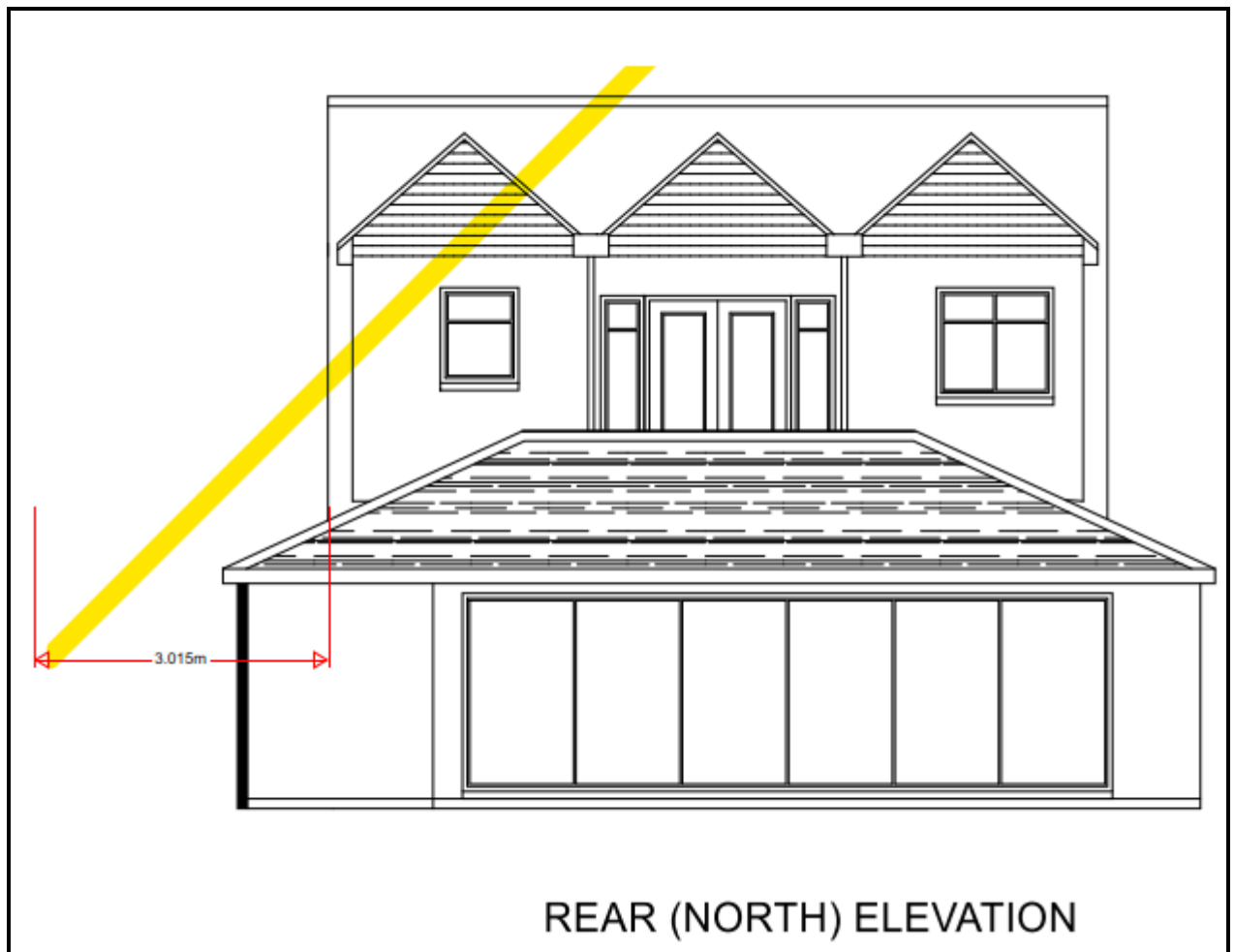


45 Degree Test

Using the roof plan and rear elevation it is possible to see how the dormers in particular would result in overshadowing to this neighbours rear window.



45 degree test from approximate position of neighbouring window



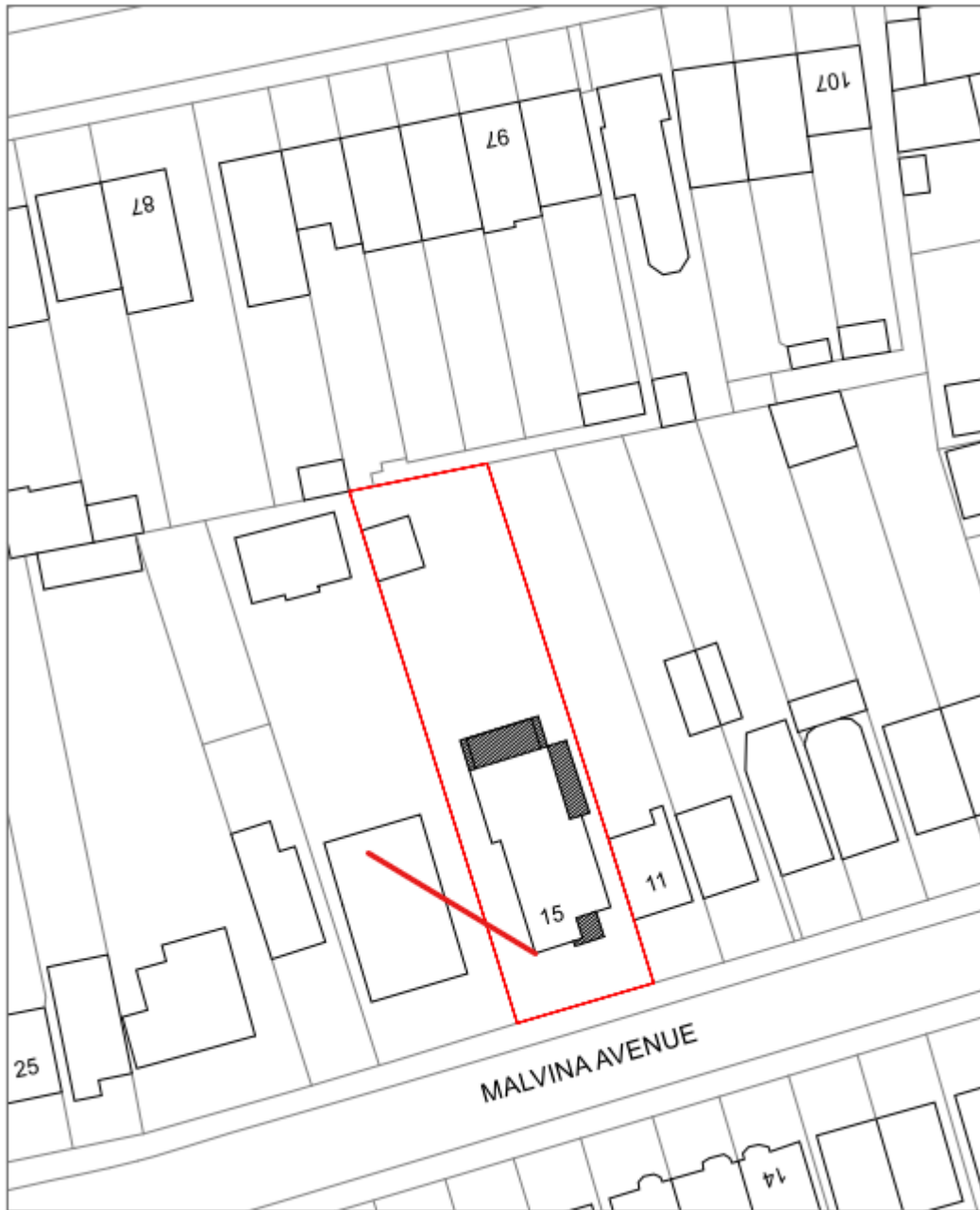
45 Degree Test from approximate position of neighbouring windows.

17 Malvina Avenue

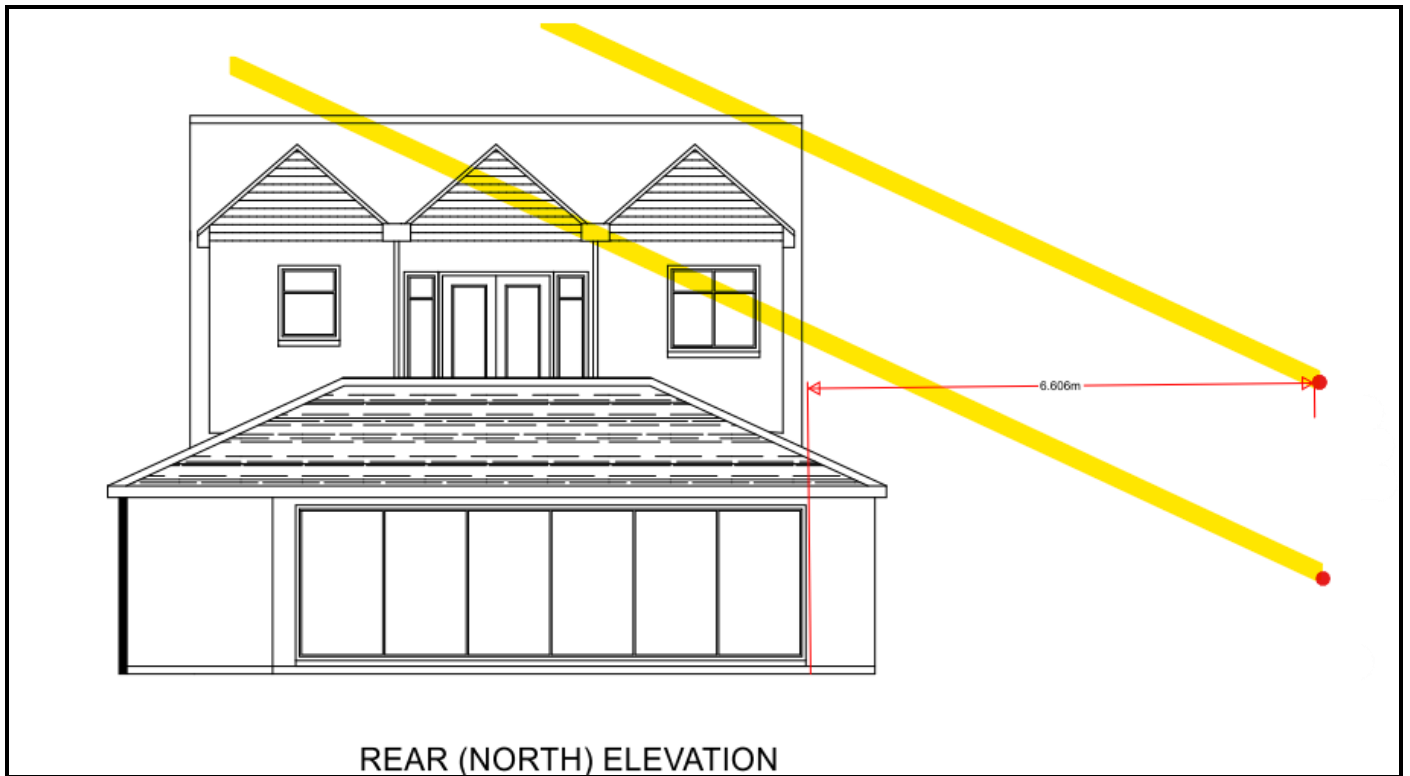
This neighbour is located to the east. There is 5.65m between the dwellinghouses. The distance between these neighbours would be unchanged.

This neighbour's property is a bungalow with roof space accommodation. However, it does have a number of roof lights in the elevation facing the subject property. The proposed development would result in upper floor windows on this side serving the landing, a study and an ensuite. The ensuite could be reasonably obscured and fixed shut by condition. However, to do so with the landing and study would result in dark and oppressive rooms, which would impact the standard of living for the occupiers of the subject dwellinghouse.

The below assessment shows that, there would be overshadowing of the ground floor side and rooflights windows serving this property.

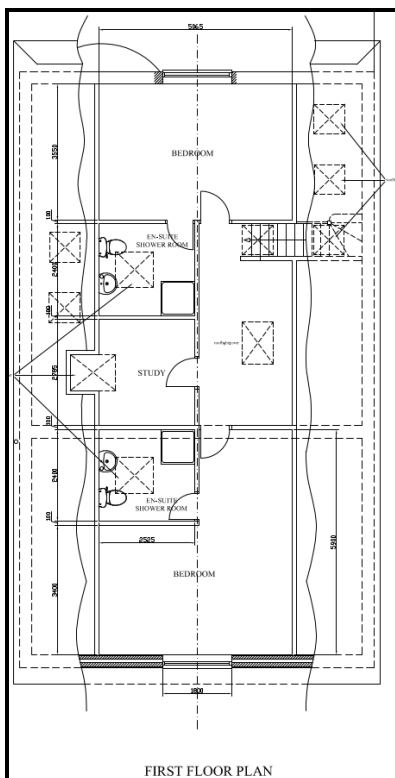


45 Degree Test



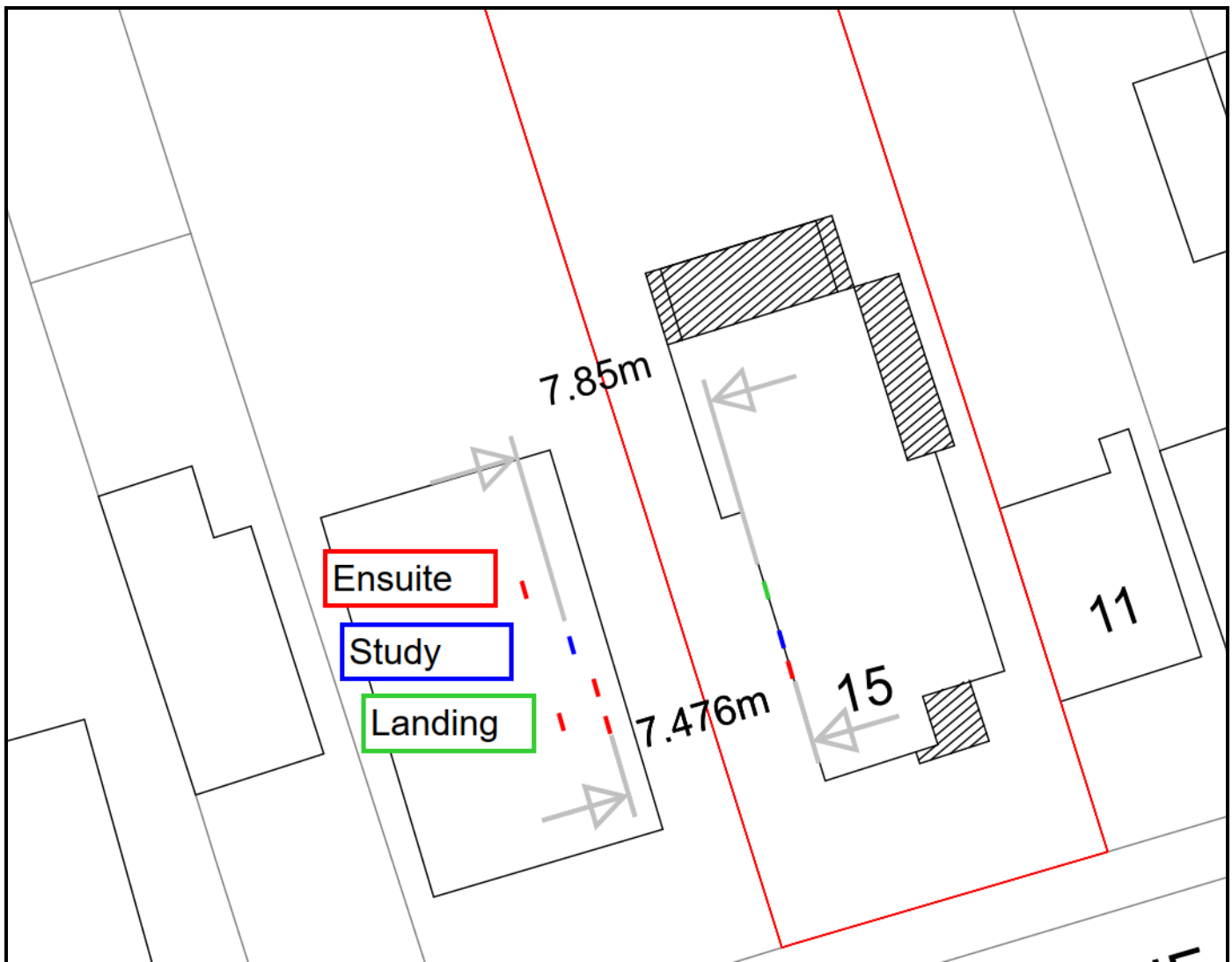
25 Degree Test from approximate position of neighbouring windows.

The proposed first floor plan approved under planning reference 20101104 for this neighbouring property shows that these rooflights serve an ensuite and a study. Image below is for reference (Not to Scale):



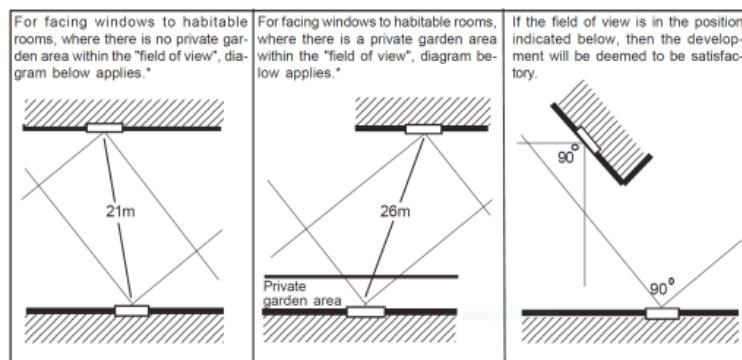
In particular, the rear ensuite and study would be overshadowed by the proposed development.

The below image shows the approximate position of openings in relation to this neighbours openings and the distances.



The Residential Layout Guidelines (SPG 2) applies minimum privacy distances between windows, this is detailed as follows:

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

As demonstrated, the proposed development fails to meet the required 26m privacy distance and would result in significant overlook of habitable rooms in this neighbour's property.

The proposal is therefore considered **NOT** to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development by reason of its cumulative scale, dominant projecting features, incongruent roof design and appearance would result in a cluttered and overdeveloped building of poor design, which in turn would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

The proposed dwelling by virtue of its scale, bulk, massing, design and proximity to neighbouring dwellings would cause overlooking, overshadowing, be overbearing and be unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	03 June 2024	Dated:	03 June 2024