



Delegated Report

Householder Planning Application

Planning Application No: 20231200

Location: 18 Peach Croft Northfleet Gravesend Kent

Description: Erection of a two storey side extension and a single storey rear extension with associated external and internal alterations.

Applicant: D And K Partridge & J And C Cassidy

Site Visit Date: 14/12/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 1031 (Existing South Elevation)
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1001 (Existing Block Plan)
- Drawing No: 1011 (Existing First Floor Plan)
- Drawing No: 1013 (Existing Roof Plan)
- Drawing No: 1020 (Existing Section AA)
- Drawing No: 1030 (Existing North Elevation)
- Drawing No: 1032 (Existing East Elevation)
- Drawing No: 1033 (Existing West Elevation)
- Drawing No: 1101 (Proposed Site Block Plan)
- Drawing No: 1110 (Proposed Ground Floor Plan)
- Drawing No: 1111 (Proposed First Floor Plan)
- Drawing No: 1113 (Proposed Roof Plan)
- Drawing No: 1120 (Proposed Section AA)
- Drawing No: 1130 (Proposed North Elevation)
- Drawing No: 1131 (Proposed South Elevation)
- Drawing No: 1132 (Proposed East Elevation)
- Drawing No: 1133 (Proposed West Elevation)

Supplementary Information

- Cover Letter

Relevant Planning History

Reference	Description	Outcome	Decision Date
19850499	Erection of 72 No.3 Bedroom Dwellings with Garages, 12 No.2 Bedroom dwellings with parking spaces, together with ancillary roads and services	Permitted	16.10.1985
19810642	Outline application for residential development	Permitted	01.12.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

As a single dwelling I have no objections, but the proposed layout could result in an independent property being created, by simply providing a staircase, rearranging the new bedrooms slightly and installing a front door.

As a four bedroom property two car parking spaces is adequate, although to conform to the requirements of KCC SPG4, two cycle parking spaces are required.

Neighbouring properties

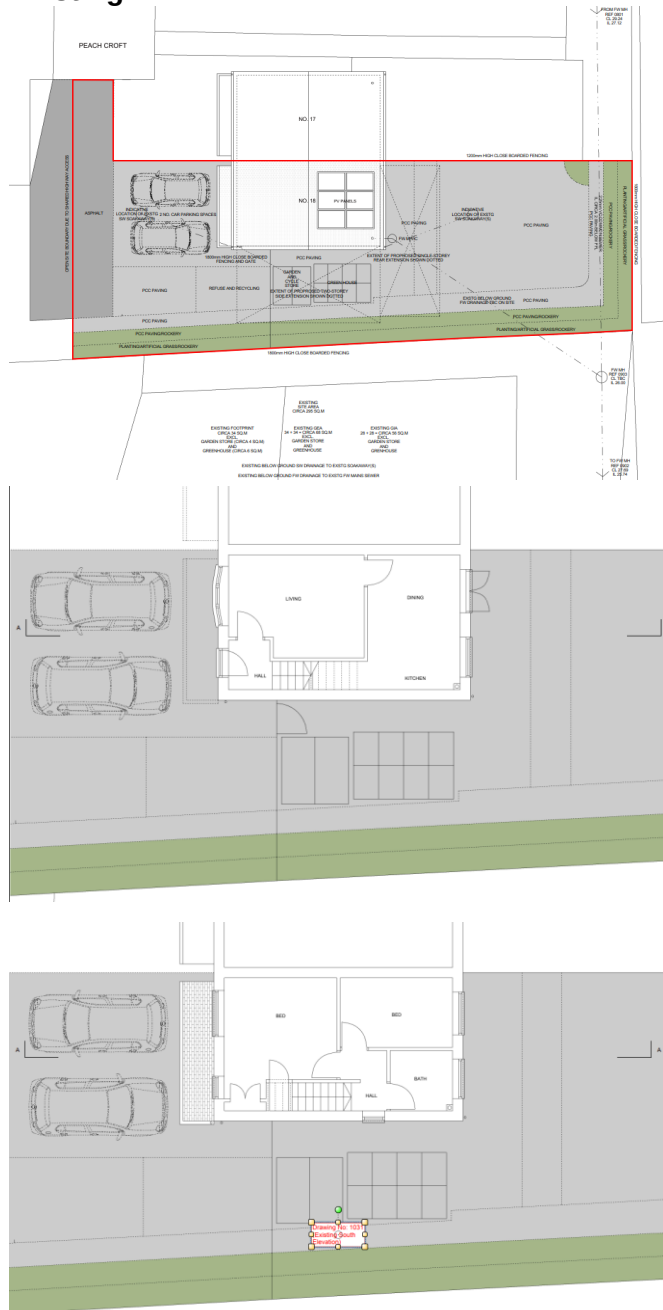
The application was advertised by way of site notice and letters to 7 surrounding properties. The consultation period expired on 05.01.2024 and no comments were received.

Analysis

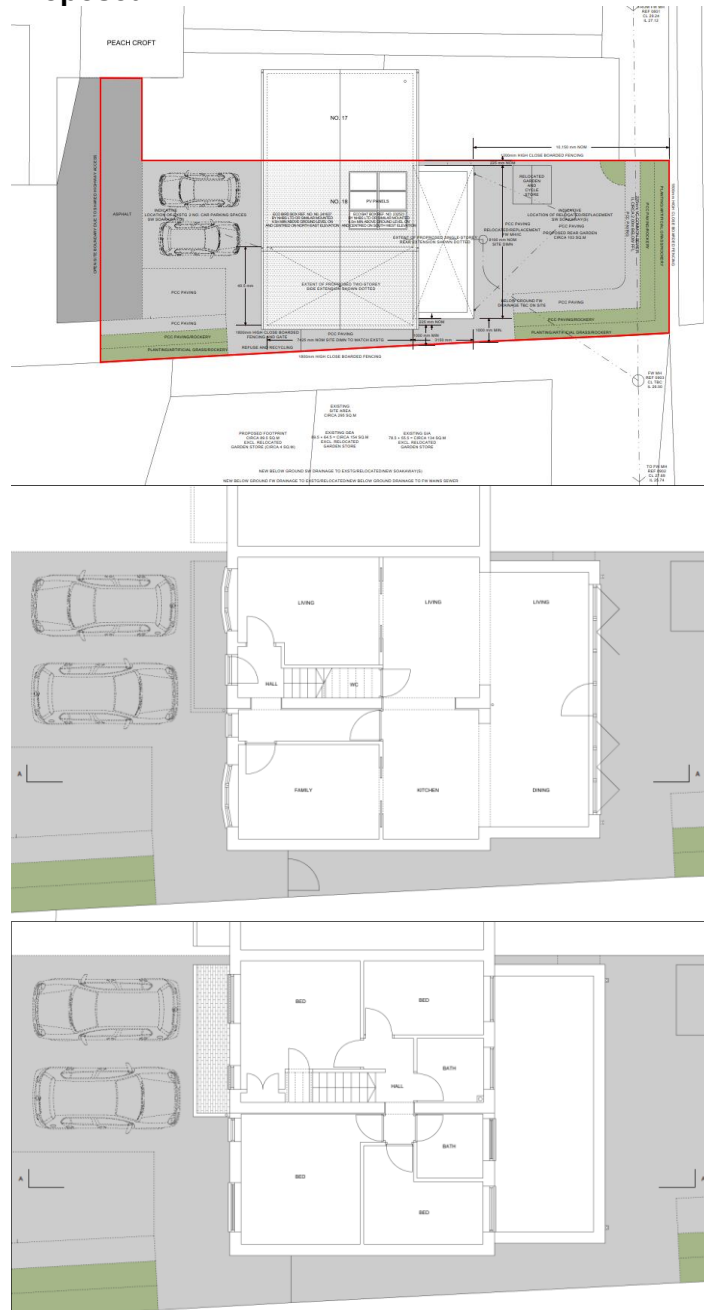
Proposal

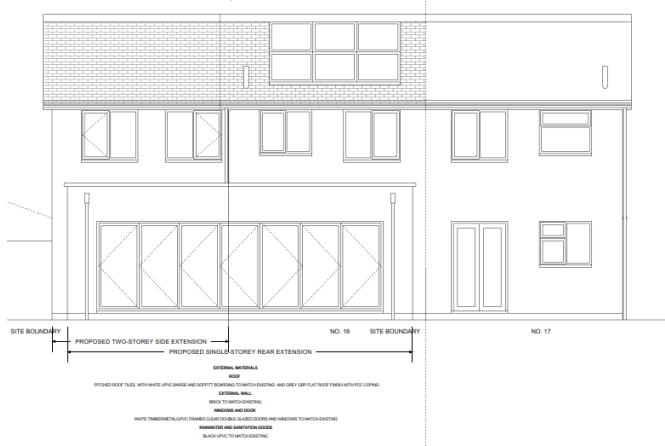
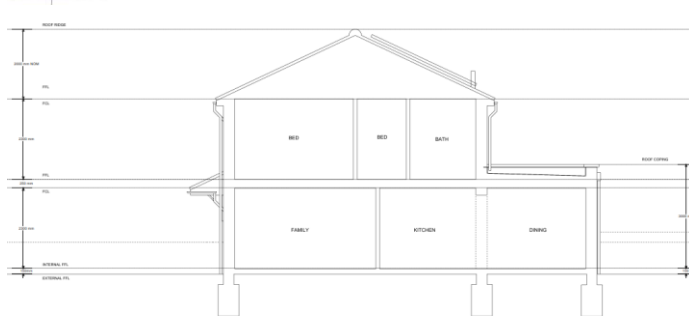
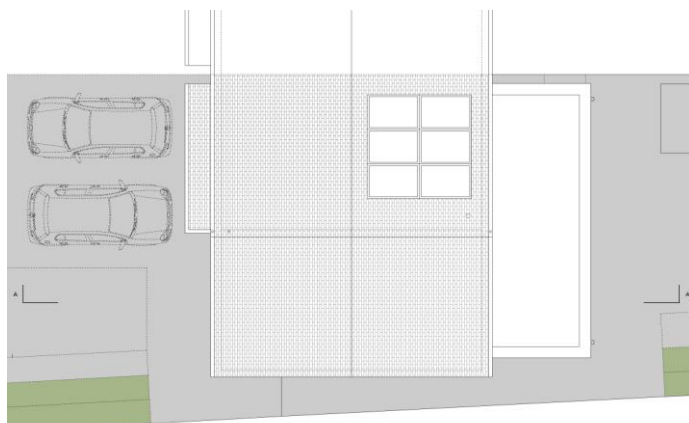
The proposal seeks the erection of a two storey side extension and a single storey rear extension with associated internal alterations.

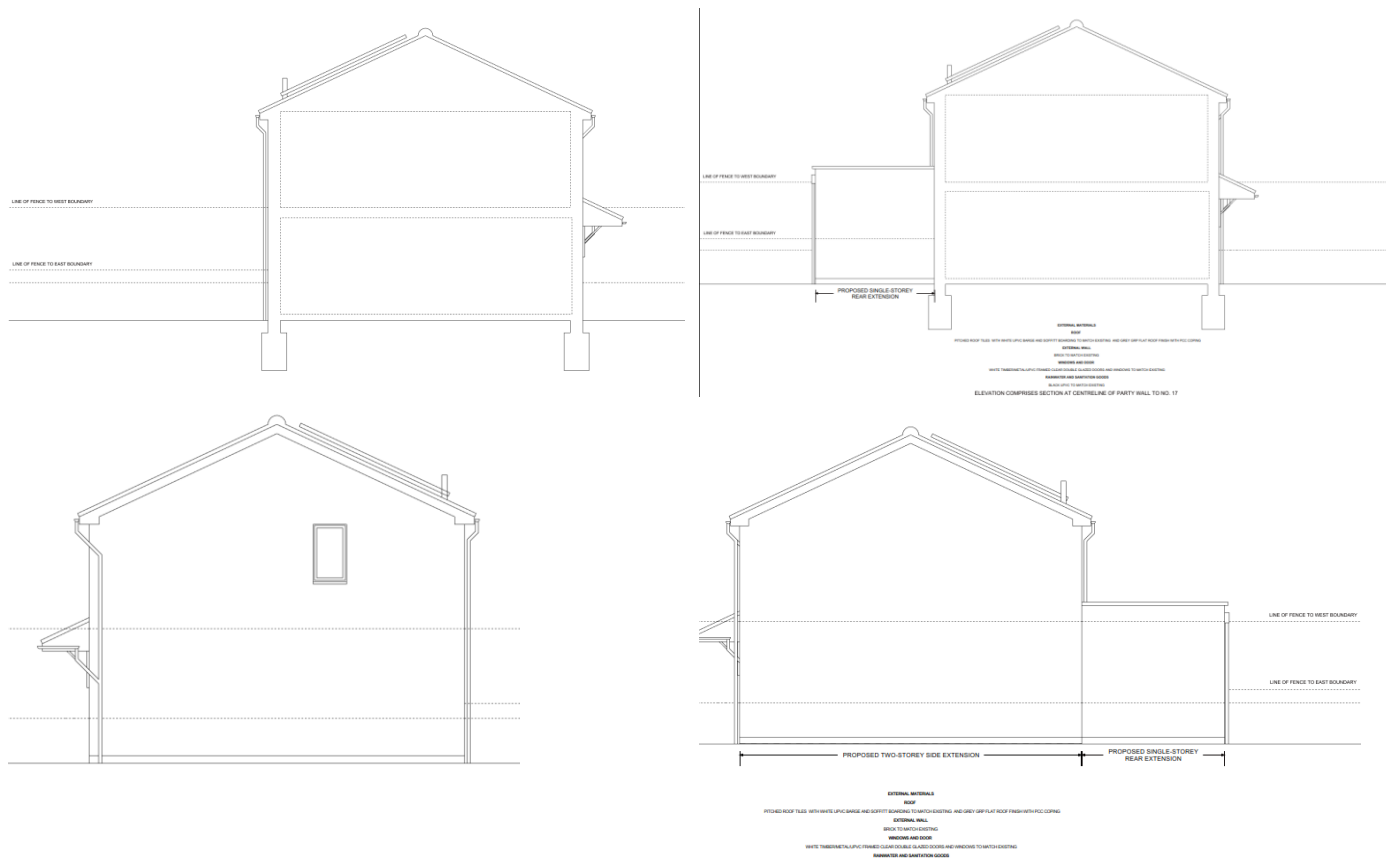
Existing



Proposed





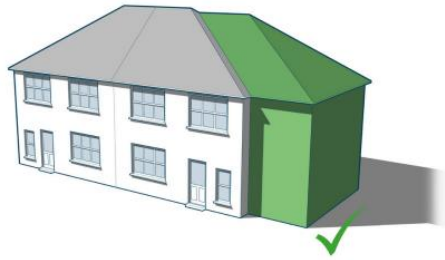


Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property is located at the end of a cul de sac in a fairly new estate which was constructed in the 1980s. The application site benefits a front drive and comprises a side garden area which will host the two storey side extension.

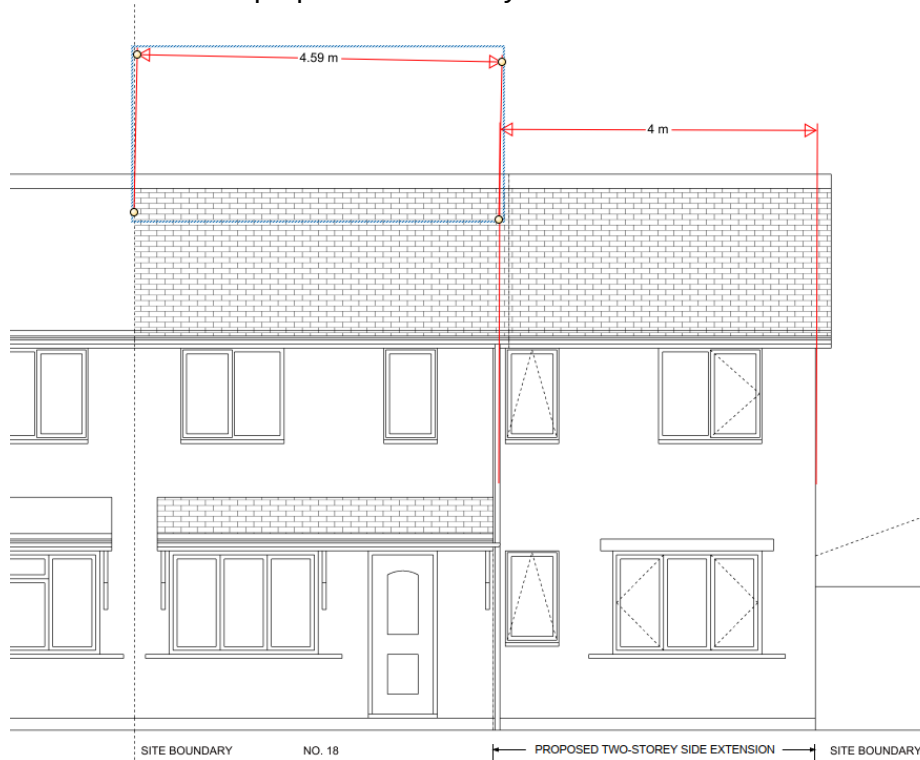


The proposed two storey side extension has been designed with the roof in line with the main ridge of the original dwelling, there is also no set back demonstrated in the proposal. The Council's adopted design guidance states:



Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.

As can be seen from the below the proposed two storey side extension fails to demonstrate subservience.

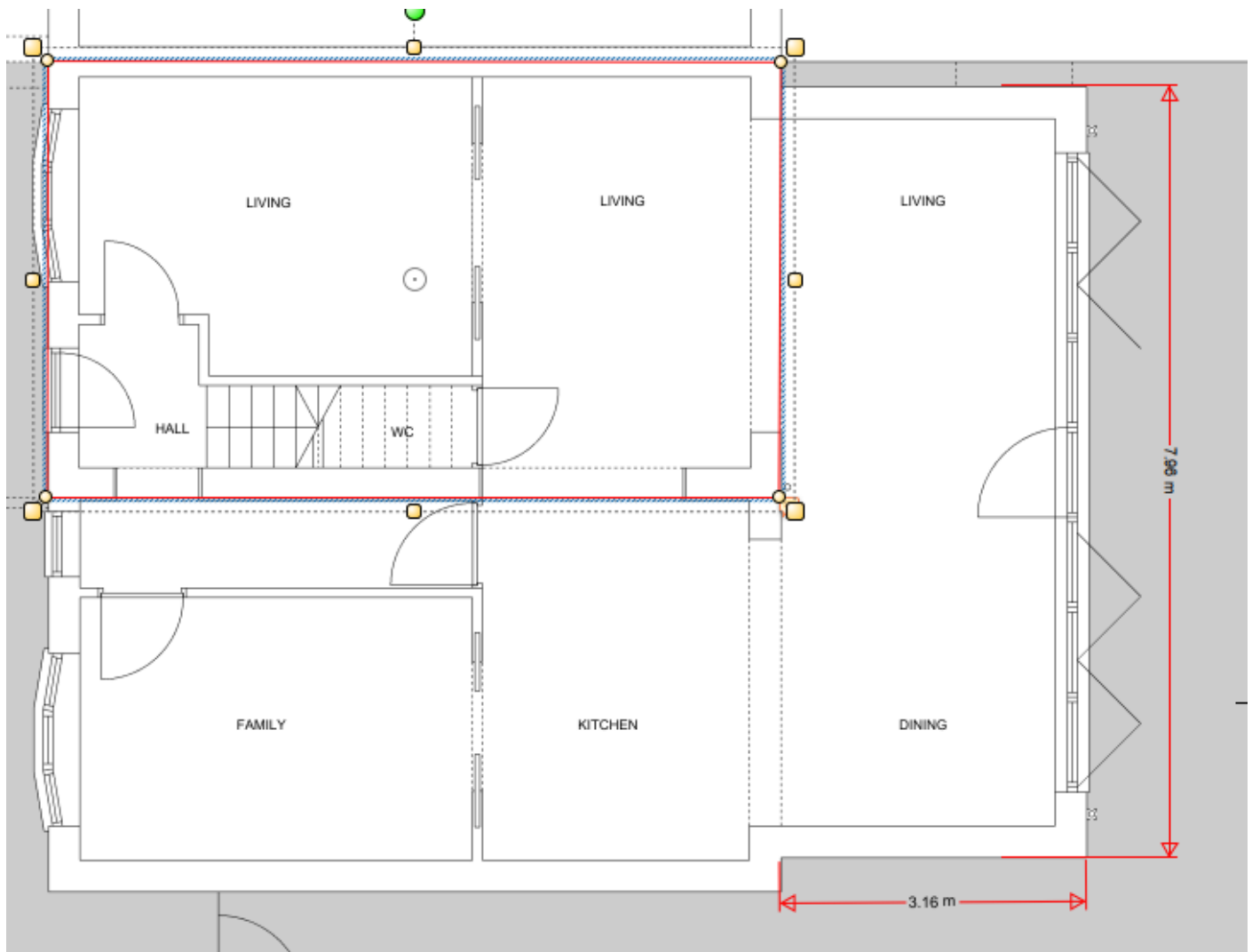


The proposed extension is 4m wide, the host dwelling is some 4.5m wide. Below is an extract from the council's adopted design guidance:

Width: Extensions should generally be no greater than half the width of the host building.

The proposed extension is almost the same width as the original house and appears as an additional dwelling. There is a clear lack of distinction between the addition being an extension or a separate dwelling due to the scale. The proposal is considered to be an unsubservient and incongruous addition in this regard.

In addition to the two storey side extension there is a single storey rear extension which has a width of 7.9m and a depth of 3.1m. Whilst a 3.1m extension is not excessive in terms of depth it is noted that this extension has a large width due to it spanning across both the original dwelling and the proposed two storey side extension. When considered in conjunction with the two storey side extension the proposed extensions will add an additional 55.69sqm to the original footprint, the original dwelling is 33.96sqm. The proposed extensions are unacceptable in scale and fail to respect the scale of the host dwelling.



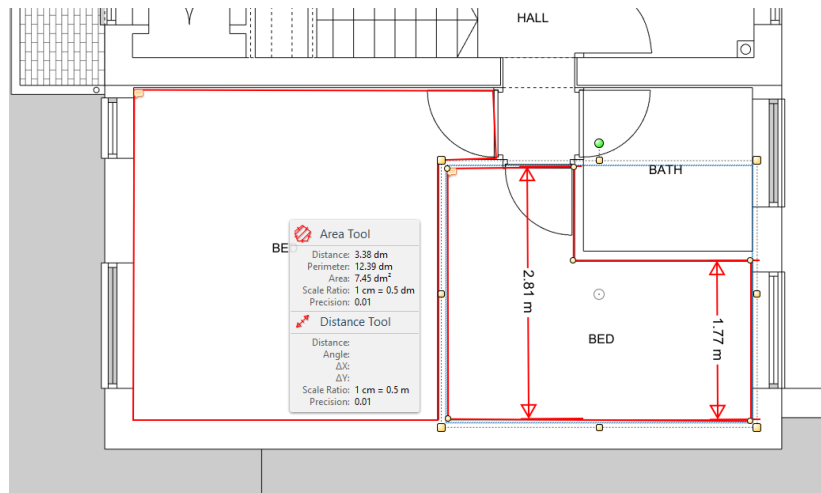
The two storey side extension is poorly designed and lacks subservience to the host dwelling and therefore constitutes an incongruous addition which fails to respect the scale of the host dwelling. In conjunction with the scale of the two storey side extension the single storey side extension would further increase the footprint of the dwelling thus resulting in excessive bulk and mass and over development of the site contrary to the requirements of CS19 local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance (2021) and Paragraph 135 of the National Planning Policy Framework 2023.

Amenity of Future Occupiers

The Technical housing standards – nationally described space standards (2015) state the below:

In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

Whilst there are no concerns at ground floor level regarding occupant amenity, there are two bedrooms at first floor level of which one bedroom has a floor space which amounts to 7.45sqm. This is marginally below the recommended standard and furthermore it is noted that an existing bedroom in the property measures approx. 7.1sqm and so a refusal on this basis is not likely to be upheld should the applicant wish to appeal a potential refusal.

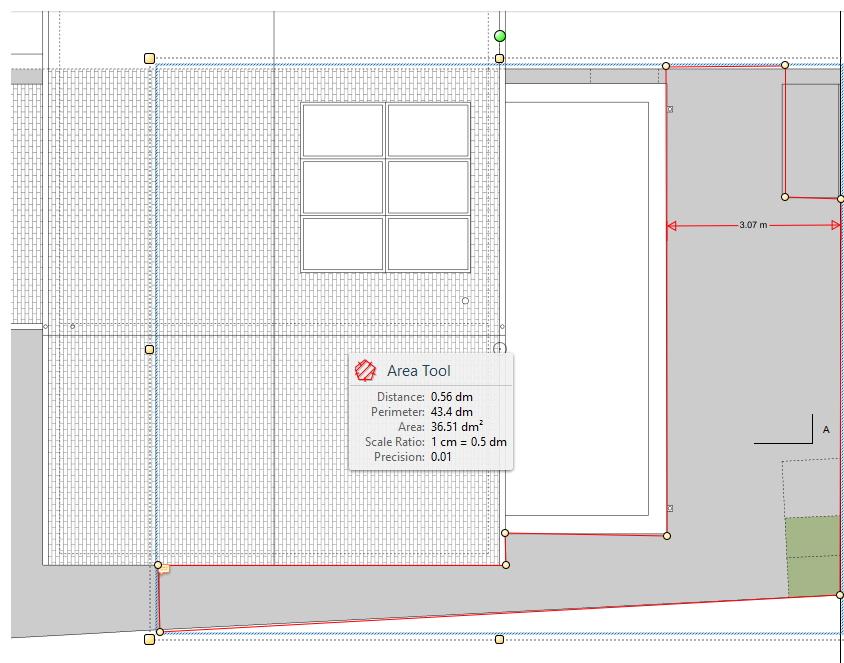


The council's adopted residential layout guidelines states the below:

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

Post development the garden area will have a maximum depth of 3.07m and an area of approximately 36.51sqm which is significantly below the minimum standards.



The proposal will result in an unacceptable and cramped amenity space for future occupiers and would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to the siting of the proposed extensions and surrounding properties the proposal is not liable to result in any harm to the neighbouring properties. Furthermore the extension does not include any windows in the flank elevation which could give rise to overlooking.

The single storey side extension is set away from the common boundary shared with the adjoining semi and so this property would not experience any material loss of light or outlook. Should permission be forthcoming a condition would be imposed to ensure no windows or openings are created in the flank elevations of the extensions and any window serving a w/c or shower room are obscure glazed and top hung.

The proposal is considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposed development would increase off road parking requirement on site due to an increase in the number of bedrooms however this can be achieved and is demonstrated on the proposed plans.

Conclusion & Recommendation

The proposed scheme is recommended for refusal owing the below grounds:

The proposed two storey side extension fails to constitute good design, lacks subservience and constitutes an incongruous addition which fails to respect the scale of the host dwelling. In conjunction with the scale of the two storey side extension the single storey side extension would further increase the footprint of the dwelling thus resulting in excessive bulk and massing and over development of the site contrary to the requirements of CS19 local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance (2021) and Paragraph 135 of the National Planning Policy Framework 2023.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10.01.2023	Dated:	12th January 2024