



Delegated Report

Householder Planning Application

Planning Application No: 20240123

Location: Dunelm Woodlands Lane Shorne Gravesend

Description: Erection of a two storey front and rear extension and alterations to existing dwelling.

Applicant: Mr Shaf Girach

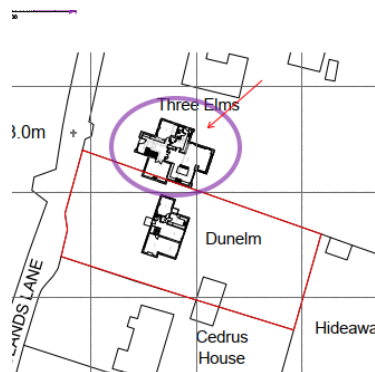
Site Visit Date: 26.03.24

Submitted Documents/Plans

Application Form;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – 3D Elevations – Proposed;
Supplementary Information – Cover Letter;
Drawing No. 3498 – 004 – OS Plan Site Plan and Block Plans – Existing and Proposed;
Drawing No. 3498 – 003A – Elevations – Existing and Proposed; and
Drawing No. 3498 – 002A – Floor Plans – Existing and Proposed.

Plan Note

Drawing No. 3498 – 004 – OS Plan Site Plan and Block Plans – Existing and Proposed is considered erroneous as the proposed development has been duplicated between Dunelm and neighbouring property Three Elms, Woodlands Lane, as highlighted below:



This shall not form part of the application assessment and is not considered to impact the determination of the application.

Relevant Planning History

Reference	Description	Decision	Decision Date
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

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

- 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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to the house being extended at the rear, subject to there not being any significant valid objections from neighbours, but overall has to **OBJECT** to aspects of the proposed design.

Woodlands Lane is a semi-rural location, and Dunelm is one of eight 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 an urbanising, ultra-modern design which will be alien and obtrusive, with dominating and negative impact on the street scene. This is particularly resulting from the large areas of glass, which will also lead to light pollution, and together with the reduced sill heights will also cause a reduction in privacy for the occupants.

We have the following specific objections/concerns:

- The double height atrium causes a very dominant appearance while not adding to usable space on the first floor, we suggest it could be reduced to single storey.
- The atrium extends further forward than the existing porch, further in front of the building line, we suggest that the depth should be reduced to the original build depth of the adjacent front porches.
- The proposal includes a side balcony on the south side elevation, these (and non-obscured windows) are not normally permitted for side elevations due to adverse impact on privacy for neighbouring properties so this feature should be removed. This creates a problem for the window of the proposed 11msq bedroom.
- The 3D images of the rear appear to show a rear balcony from which users could overlook both neighbouring rear gardens, this is also not usually permitted.
- The proposals appear to double the floor area of the property, greatly exceeding the one-third rule (although this side of Woodlands Lane is within the village envelope).
- No exterior lights are shown or therefore permitted.
- The colour of the render is not specified, it should be painted white/off white.
- Due to the quantity of development proposed, we request that permitted development rights should be withdrawn, in order to control future development of the site in the interests of neighbour amenity.

Dickens Country Protect Society

The Dickens Protection Society were not consulted on the application, however the following response was received:

In the Society's view these proposals would result in a considerable increase in the size of the property, resulting in a building out of character with the area, having an adverse impact on the street scene. The proposed changes in fenestration are also likely to impact on the street scene and in some cases result in overlooking.

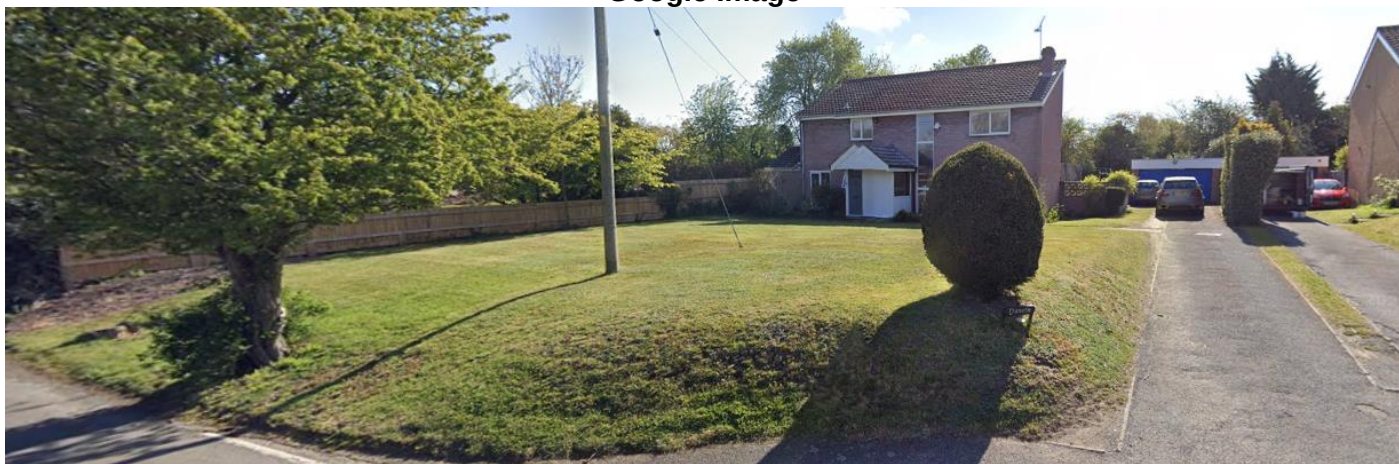
Neighbouring properties

Four surrounding properties were consulted, no responses were received and the overall consultation period expired on 01.03.24.

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 very 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

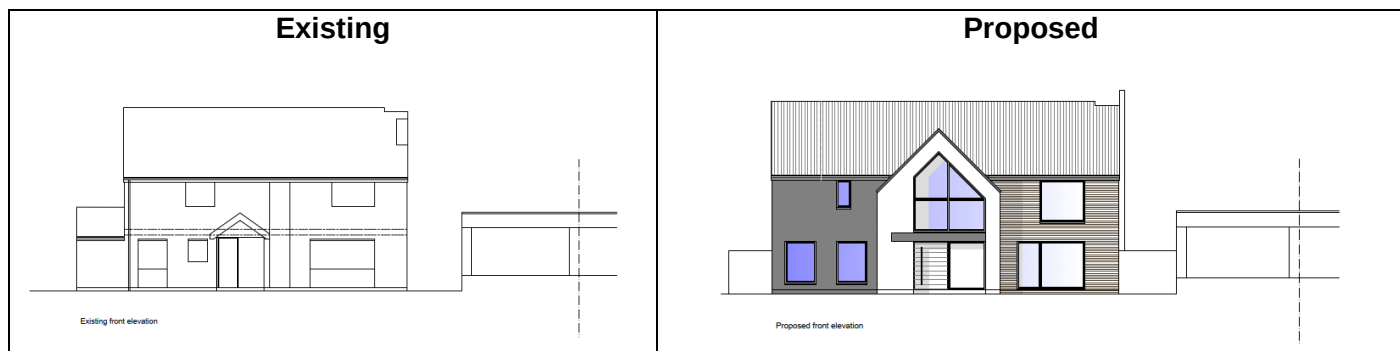


Proposed Development

The development is described as; the *erection of a two storey front and rear extension and alterations to existing dwelling.*

Looking at the plans, this application proposes various works including the following:

- Two storey extensions to the front, rear and sides, incorporating gable roof design elements.
- Installation of a balcony in the side elevation facing Cedrus House, Woodlands Lane.
- Single storey rear extension.
- Roof alterations.
- A potential rear terrace at first floor level.
- Fenestration alterations including a new/relocated side access door (facing Three Elms).
- A turning area in the front garden.





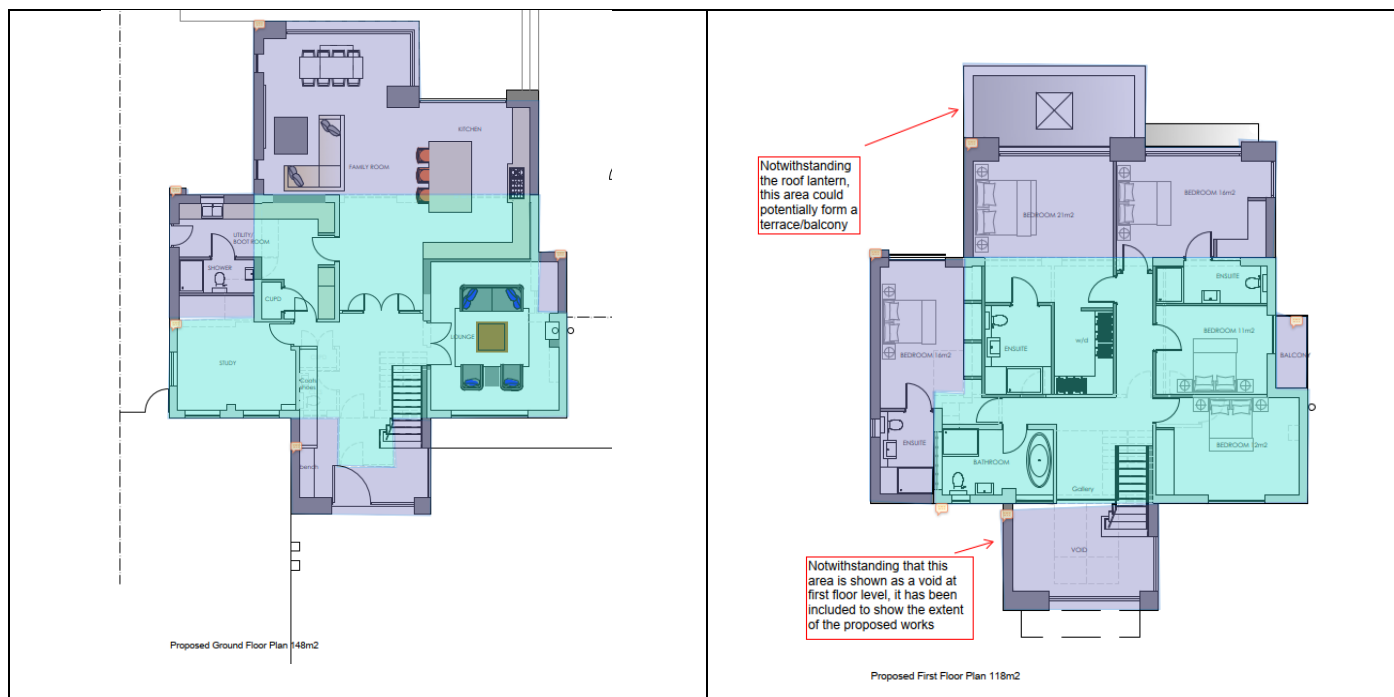
The development would create space for the following;

- Internal layout changes
- A new open plan family room/dining room/kitchen area
- A new utility/boot room
- A shower room instead of a WC
- An enlarged lounge
- Storage space
- An enlarged study
- 5 bedrooms, 3 ensuite, 1 walk in wardrobe and a bathroom (existing has 4 bedrooms and 1 bathroom)

Dimensions of the dwelling:

- 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.)
- Proposed Ground Floor Plan – 164.74sqm (approx.)
- Proposed First Floor Plan – 136.14sqm (approx.)

The below plans have been highlighted to provide an approximate indication of the proposed development. The existing dwelling is highlighted in turquoise and the proposed is highlighted in purple.



Officer's Analysis

Design, Character and Appearance and Impact on the Landscape Character Area.

Policy CS19 (Development and Design Principles) (LPCS) 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 and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) 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 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

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.

The proposed extensions and alterations to this property would cumulatively result in a dwelling of substantial depth, and overall mass and scale. The development would effectively double the footprint of the existing property and is considered to present disproportionate additions to the dwelling. This is particularly apparent when viewing the proposal from the side elevations, which show the scale of the front gable two storey extension (3.46m depth, 5.04m width, 6.88m height) and the rear part single storey (with potential terrace/balcony area) and part two storey double gable style extension (3.81m-6.28m depth,

7.51m (max) height and 10.32m width).



Aside from the disproportionate scale of the proposal, the design of the dwelling appears architecturally modern, with varied material textures, shapes and glazing. The proposed material details are limited, and described on the application form as UPVC windows, composite doors, dark grey roof tiling along with a mixture of brickwork and rendered walls. The plans and CGI images provide a sense of colour palette and placement of the materials however, further information could be secured by condition as necessary.

Although the design of the proposal could be considered visually attractive, it would not be considered to conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. At this time, the houses along this part of Woodlands Lane are fairly uniform in design, and surrounding properties outside this row are, for the most part, fairly traditional in character.

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)



CGI images of proposal



As such, the proposal is not considered to be sympathetic or integrate well with the immediate locality and would disrupt the rhythm and typical character of the street scene.

In addition, although detailed plans have not been provided, it appears the proposal includes a new hard paved turning area at the front of the property. This would be out of character for this row of properties along Woodlands Lane, introducing additional urbanising form to the detriment of the character of the rural area and appearance of the street scene.

Overall, the proposal is contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

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 sizes, the proposal is considered to provide sufficient space for future occupiers. The smaller double bedroom on the first floor measures at 10.54sqm (approx.) and the shower room on the ground floor at 3.23sqm. These rooms do fall under the guideline requirements of 11.50 and 3.60m respectively. However, the smaller bedroom would provide sufficient area for a single bedroom, and 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) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and 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. However, there are concerns in terms of the privacy of neighbouring properties, due to the fenestration and balcony/balconies proposed. This would likely result in overlooking, or perceived overlooking, that could detrimentally impact neighbouring amenity. Therefore, the proposal is not considered to safeguard neighbouring amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

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 contrary to local and national planning policy.

The design, bulk and scale of the proposal would result in an incongruous and disproportionate dwelling 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. In addition, the proposal would be detrimental to neighbouring amenity in terms of privacy.

As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	27th March 2024	Dated:	02 April 2024