

Delegated Report

Householder Planning Application

Planning Application No: 20230380

Location: 40 Springhead Road Northfleet Gravesend Kent

Description: Demolition of existing conservatory and single storey rear extension and erection of a single storey side/rear extension and a two storey rear extension. Roof alterations to facilitate a gable style roof, erection of a dormer in the rear roof slope, installation of rooflights in front roof slope and conversion of the roof space to form habitable rooms. Erection of an outbuilding in the rear garden and extension of the front light well.

Applicant: Ms Martine Fante

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 13/04/2023;
Drawing Number SH-03 (Floor Plans – Existing);
Drawing Number SH-10A (Elevations – Proposed);
Drawing Number SH-12A (Side Elevations – Proposed);
Drawing Number SH-01 (Site Location Plan);
Drawing Number SH-05 (Elevations – Existing);
Drawing Number SH-04 (Roof & Loft Plan – Existing);
Drawing Number SH-06 (Side Elevation with Section AA – Existing);
Drawing Number SH-02 (Block Plan – Existing);
Drawing Number SH-08 (Floor Plans – Proposed);
Drawing Number BR-09 (Roof & Loft Plans – Proposed);
Drawing Number SH-13 (Out Building – Proposed); and
Drawing Number SH-07 (Block Plan – Proposed).

Relevant Planning History

No Relevant History

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

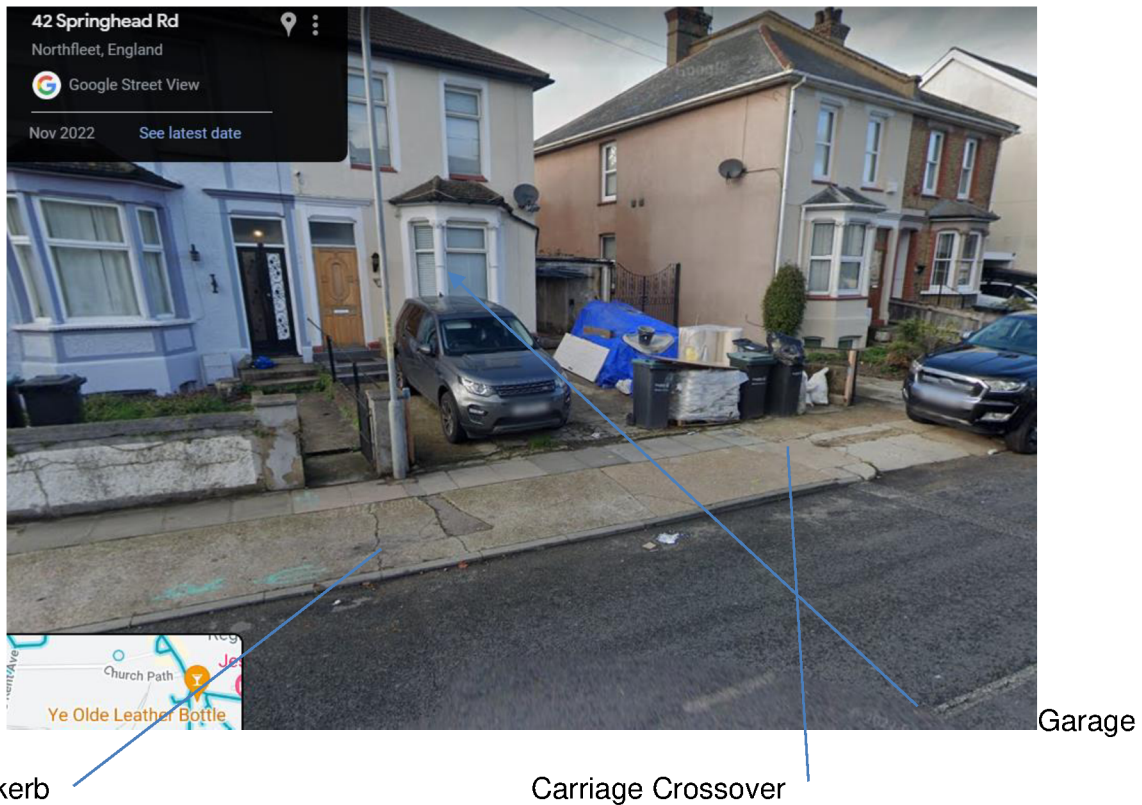
Consultees

GBC Highways Officer

This application requires very careful consideration.

With the increase in three bedrooms, three cycle parking spaces should be provided. Although whether they can be provided and be readily access is open to question unless the bin storage is relocated.

In terms of vehicle parking, spaces for three vehicles exists including the dilapidated garage, although it may not conform to current standards, it exists and should be taken account.

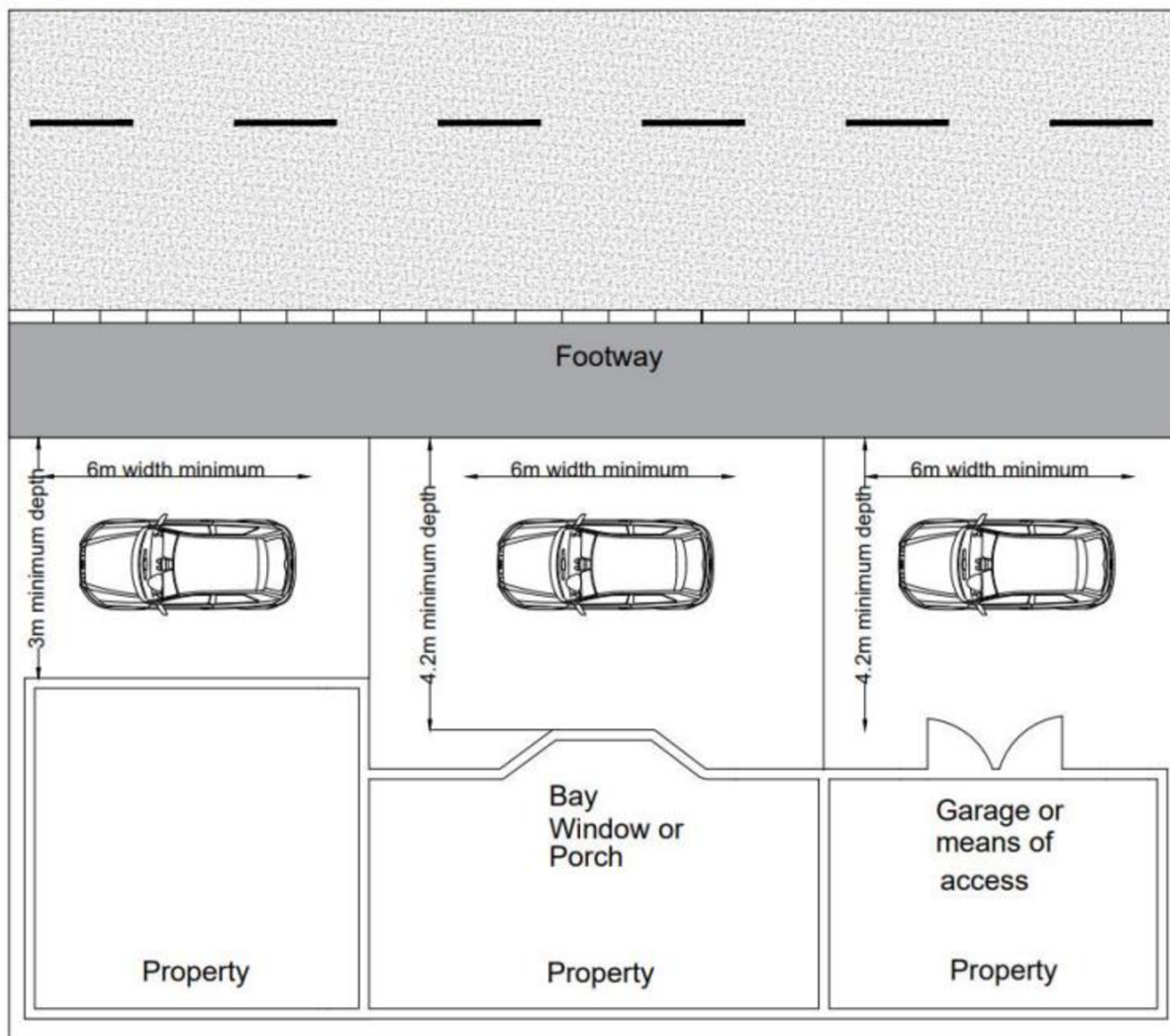


The applicant needs to demonstrate that it will still be viable to provide three parking spaces that either retain the existing car parking provision or if moved comply with current adopted planning guidance. In the case of an altered parking layout, it will be necessary to justify any parking parallel with the carriageway with tracked/swept path drawings for a BMW Series 5 salon or similar vehicle

Parking spaces that are perpendicular to the carriageway are now 2.5 metres wide, increasing by 200mm for each boundary, where the opening of a car door may be restricted by a wall, fence, or landscaping. The length is 5 metres which increases to 6 metres if in front of a door to the property to ensure pedestrian access to the dwelling is maintained.

Parking spaces parallel to the carriageway should meet the requirements shown below:

Diagram C & D: Parallel Parking:



Given the site can currently accommodate three car parking spaces, a condition should suffice for the car parking and cycle parking, and it will then be for the applicant to demonstrate how and where they will be provided.

Neighbouring properties

7 surrounding properties were consulted, and a site notice was displayed on the 5th May 2023. The consultation period ended on 26th May 2023.

Neighbours raised concerns with the following matters which will be addressed in the relevant sections of this report:

- Design and impact on existing street scene
- Garden amenity space
- Parking

Concerns were raised with regards to the ground stability in the immediate area. This is considered a non-material planning concern and should be raised with STG Building Control.

Concerns were also raised with future plans for conversion to a House of Multiple Occupation. The applicant would be required to submit a separate application for this which would be assessed upon receipt.

Concerns were also raised that submitted plans did not include bedroom 5 and 6. However, they can be found on Drawing Number BR-09 (Roof & Loft Plans – Proposed).

Officer's Analysis

Design, Character and Appearance

40 Springhead Road is a two storey semi detached dwellinghouse located on the western side of the highway. The property is blocked paved to the frontage with footprint for a garage to the side for off road parking. There is an existing conservatory to the rear and 2no outbuildings which the application looks to demolish.



The application proposes the erection of a single storey side and rear extension and two storey rear extensions. Roof alterations to facilitate a gable style roof with dormer to the rear roof slope and Velux windows to the front roof slope and conversion of roof space to form habitable rooms. The erection of an outbuilding to the rear garden and extension to the front light well.

Single Storey Side Extension

The proposed single storey side extension will have a flat roof at a height of 3.37m and will measure 12.28m in length. It will project from the northern flank elevation by 1.4m.

The extension will create space for a larger utility room, pantry, extended kitchen and extended lounge areas. There will be a glazed roof to the rear and 3 no windows and a door leading to the existing side access way.

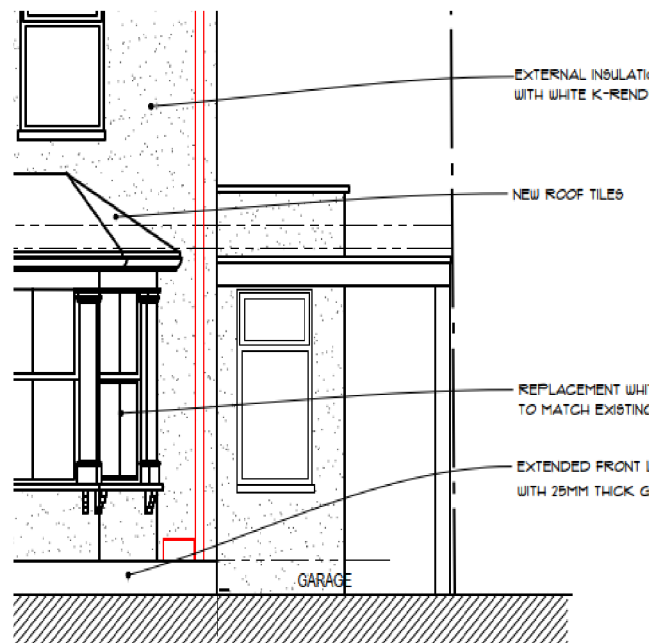
It will be constructed with a rendered finish decorated white with UPVC windows and doors to match existing.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Side extensions:

- ...are of greater visibility and should incorporate roof designs to reflect the properties main roof. The use of flat or false pitched roofs visible from the street should be avoided.

The application for single storey side extension proposes a flat roof, which, as shown below, would exceed the height of the existing garage structure and would therefore be visible from a public vantage point:

Proposed Front Elevation



The principle of a single storey side extension would be acceptable, however due to the prominent location, the flat roof is not considered to be of good design and is not considered to reflect and respect the original character of the original roof.

Therefore, the proposed single storey side extension would not be sympathetic to the existing dwellinghouse and is considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Two Storey Rear Extension

The proposed two storey rear extension will have a pitched roof at a height of 6.49m and an eaves height of 5.04m. It will extend beyond the rear wall by 4.36m with a proposed width of 5m.

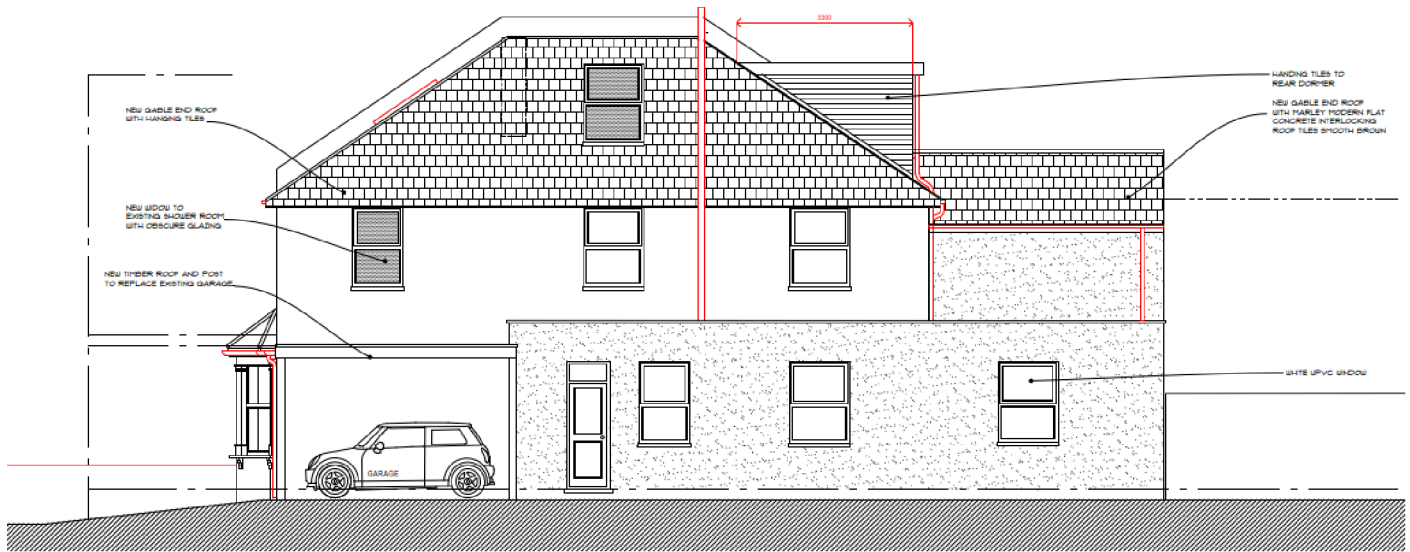
The extension will create space for a larger lounge area to the ground floor and an additional bedroom and bathroom to the first floor. There will be bi-fold doors leading to the rear garden, 2 no windows to the first-floor rear elevation, serving the bedroom and bathroom and 1 no window to the first-floor flank elevation serving a bedroom.

It will be constructed with a rendered finish decorated white with UPVC windows and doors to match existing.

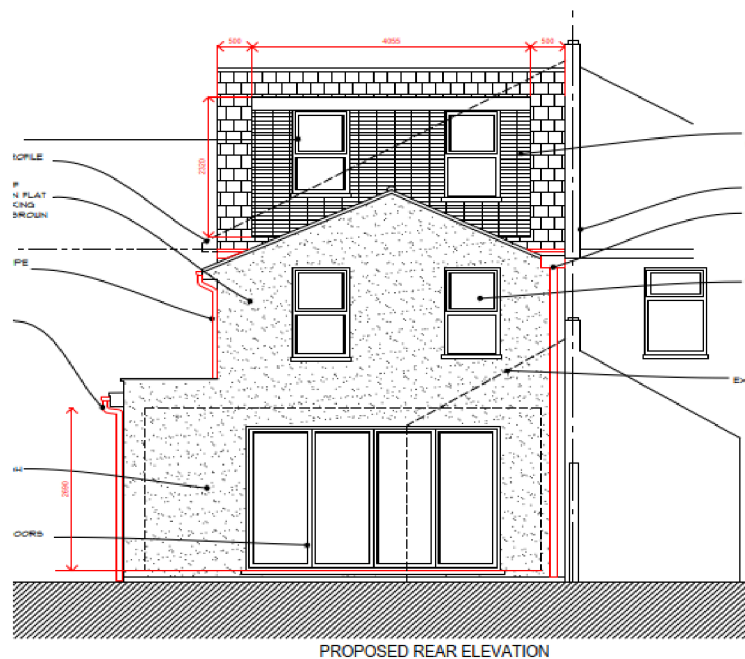
Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) states that for two storey rear extensions:

- 'Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped...'

Taking into account the modest size of the host building, it is considered that the proposed two storey rear extension will dominate the original property and will be a form of overdevelopment:



Furthermore, the two storey rear extension conflicts with the proposed dormer to the rear roof slope and is not considered to be of good design.



Therefore, by virtue of its size and depth, the proposed two storey rear extension is considered to be a form of over development and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Hip to Gable Roof Extension & Rear Dormer

The proposal also introduces roof alterations to facilitate a gable style roof with dormer to the rear roof slope and Velux windows to the front roof slope and conversion of roof space to form habitable rooms.

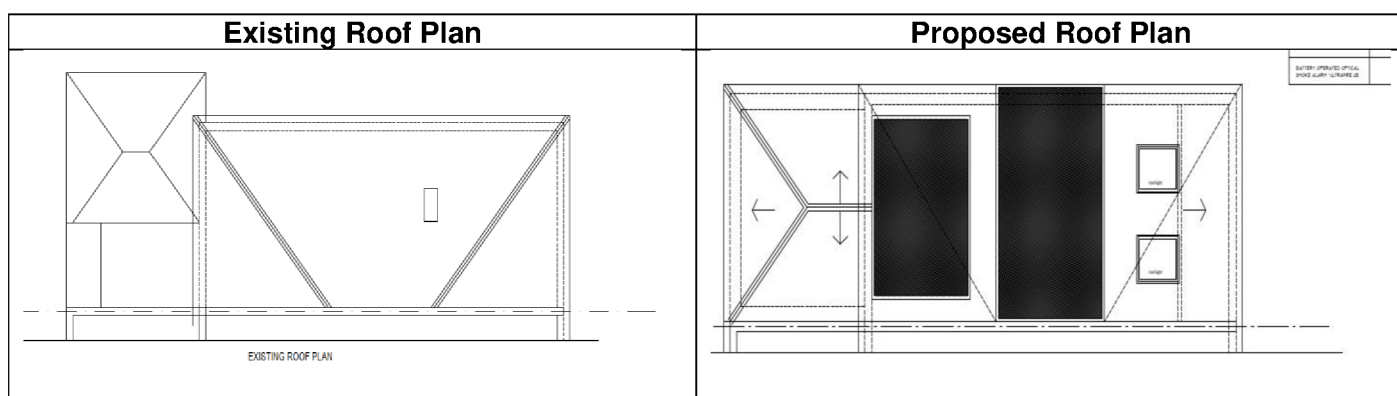
The dormer extension will be constructed with a flat roof at a height of 3.32mm, a depth of 3.28m and a width of 4m and will be constructed with handing tiles and UPVC windows to match existing.

The conversion of the loft space looks to create space for an additional 2 bedrooms and a shower room.

Whilst in isolation, the rear dormer would be acceptable in terms of size, however as part of the overall proposal, it is considered over development of the modest semi-detached host building.

Therefore, the dormer, as part of the overall proposal is considered a form of overdevelopment that would not be sympathetic to the existing dwellinghouse and is considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Due to the proposed roof alterations, a large expanse of flat roof would be incorporated into the design. This type of roof design is not overly encouraged and would further accentuate the overdevelopment of this modest property, as a pitch roof could not be accommodated.



Furthermore, the proposed flat roof would not respect the surrounding street scene. There are no examples of any similar alterations or roofs to any neighbouring properties.

Therefore, the proposed hip to gable roof alterations and rear dormer would not be sympathetic to the existing dwellinghouse or the surrounding street scene and are considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Outbuilding

The application also proposes the erection of an outbuilding at the base of the garden. The outbuilding will have a flat roof and be used as a sauna with shower room and storage area. It is set-in from the boundary at all sides by a minimum of 0.3m. The dimensions of the outbuilding are listed below:

- Depth – 5.31m
- Width – 3.58m
- Height – 2.5m

The outbuilding will be wood clad. There will be two windows to the front and rear elevations and a door to the southern flank elevation.

As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Outbuilding:

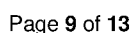
- 'Should not deprive the existing property of adequate garden space and should be subordinate in scale to the existing dwelling and to the plot'

As shown on the block plan below, the outbuilding along with the proposed two storey rear extension would significantly reduce the garden space. Therefore, the large footprint of the proposed outbuilding would be a

Neighbouring concerns were raised with general design and impact on the existing street scene.

The original host dwelling is a modest semi-detached four-bedroom property. Whilst the two-storey rear extension, roof alterations, dormer and outbuilding are considered to be of an acceptable design in their own capacity, if all additions were to be made to the property, the cumulative impact would be considered of poor design as it would cause the site to appear overdeveloped.

As shown below, the pitched roof of the two-storey rear extension would overlap that of the proposed dormer, resulting in an incongruous and bulky addition to the dwelling, which would be accentuated by the erection of the side extension and the outbuilding to the garden.





Whilst there are examples of extensions to surrounding properties, including that of 42 Springhead Road, these are of a more modest design or were permitted under historic policies. Therefore, the proposed application is considered to be out of keeping and a detrimental addition to the existing street scene.

Overall, the proposed two storey rear extension, roof alterations, dormer and outbuilding are considered to be an incongruous, disproportionate and bulky addition to the existing dwellinghouse and wider plot which would not be sympathetic to the original house and the surrounding street scene and is considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The NPPF (2021) 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.

Neighbours raised concerns with the remaining garden space, post development.

The application looks to increase the number of bedrooms at the property from four to seven. Gravesham's RLG states that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has an approx. area of 58.46m squared as shown below, which is substantially below the recommendations of the RLG.



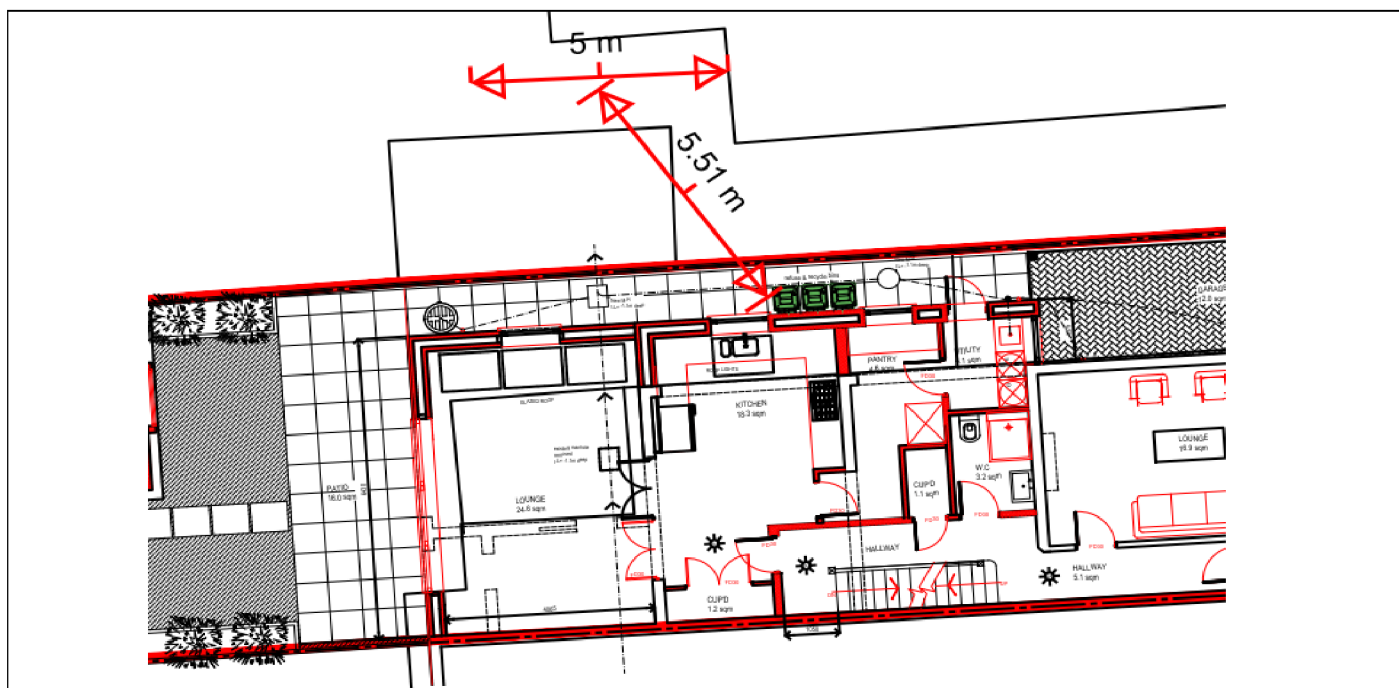
Therefore, the combination of the proposed development, including the outbuilding further exasperates overdevelopment of the site and would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing 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 places) of the National Planning Policy Framework 2021.

Neighbouring Amenity

Gravesham's Residential Layout Guidelines state that 'a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden is defined as the first five metres of garden adjacent to the rear dwelling'.

The proposal introduces a window at first floor level to the flank elevation, serving a bedroom, which is considered a habitable room. As shown below, the proposed window would fail to meet the recommended 21 metre distance from habitable first floor room to the private amenity space of neighbouring property known as 38 Springhead Road. Therefore, the proposed bedroom would overlook the neighbouring private garden area which would detrimentally affect the privacy of their amenity space and is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Proposed Distance from First Floor Bedroom Window



Overall, , due to the substandard distance from habitable room to neighbouring private garden space, the application does not safeguard the privacy of neighbouring properties and is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

Neighbouring concerns were also raised with regards to parking provision at the application site.

Further to the comments from the Highways Officer as above, should the Council be minded to permit a future application, a parking plan would be required.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

Overall, the proposed development is considered to be a form of overdevelopment. By virtue of its design, the proposal is harmful to character of the host dwelling and also to the wider street scene by virtue of increased built development. Therefore, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

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 places) of the National Planning Policy Framework 2021.

Due to the substandard distance from habitable room to neighbouring private garden space, the application does not safeguard the privacy of neighbouring properties and is therefore contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	12 th June 2023	Dated:	19th June 2023