



Delegated Report

Householder Planning Application

Planning Application No: 20230435

Location: 14 Sun Lane Gravesend Kent DA12 5HG

Description: Proposed first floor chalet style extension with front and rear dormers.

Applicant: Mr N Photay

Site Visit Date: 9th May 2023

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Existing Elevations
- Existing Ground Floor Plan
- Existing Roof Plan
- Proposed Ground Floor Plan
- Proposed Roof Plan
- Proposed Section
- Proposed Elevations
- Proposed First Floor Plan
- Supplementary Information

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230004	Proposed first floor extension and gable ended roof	Refused	07.03.2023
20160901	Single storey rear extension with a depth of 2.340 metres, maximum height of 3.035 metres and eaves height of 2.780 metres.	Prior Approval Not Required	28.02.2017
19800667	Retention of conservatory	Permitted	16.10.1980

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Natural England

No comments received.

Neighbouring properties

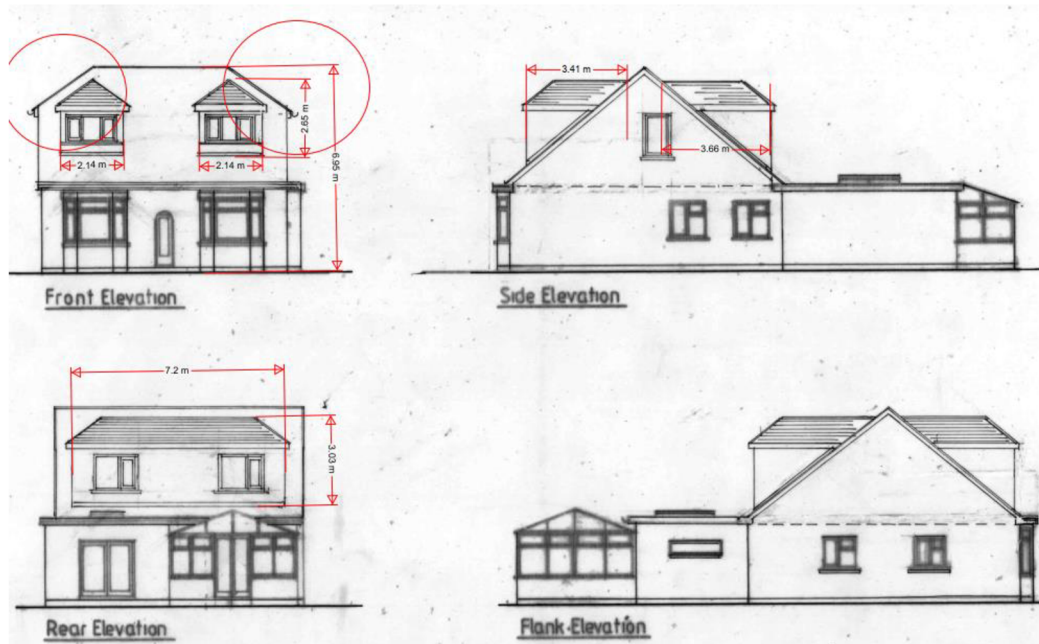
The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 02.06.2023 and no comments were received.

Analysis

Procedural Matters

Following the refusal of 07.03.2023 (Proposed first floor chalet style extension with front and rear dormers and increase to roof height) the applicant has not engaged with the Local Planning Authority through the formal pre-application process. As such the application has been determined on the basis of what has been submitted.

The proposed front elevation shows a barn hipped arrangement to the roof form, however this is not reflected in the side and rear elevations and so it is considered that the proposed front elevation is erroneous and the proposed roof form will be gable ended.



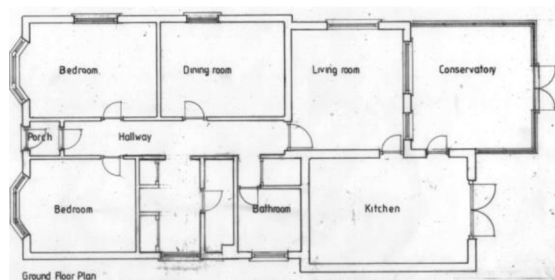
Proposal

The submission is for a proposed first floor chalet style extension with front and rear dormers and an increase to the roof height.

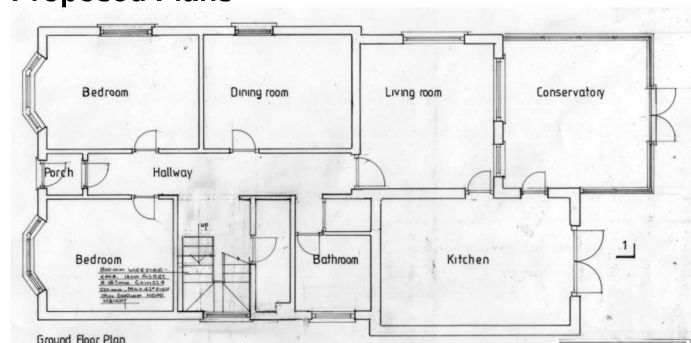
The main roof of the bungalow will be changed from a hipped roof to a gable end roof and the height will increase from approx. 5.3m to approx. 6.9m. There will be two pitched roof dormers introduced in the front elevation which will have a depth of 3.4m and a width of 2.1m and an overall height of 2.6m. The dormers will serve two bedrooms in the roof space.

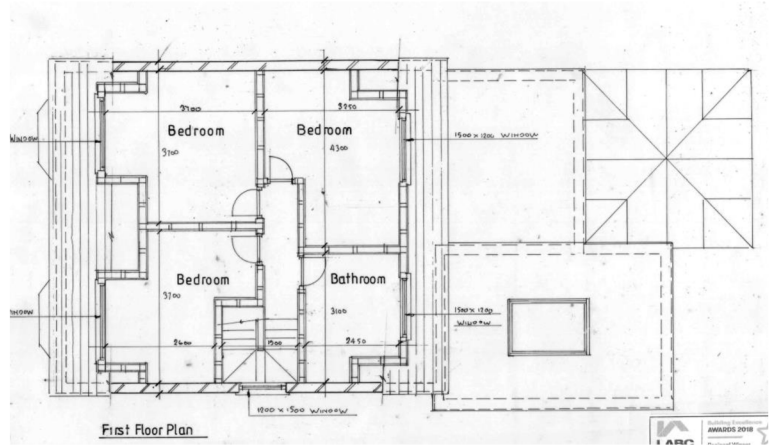
To the rear of the property there will be a single dormer which will have a width of 7.2m, height of 3m and a depth of 3.6m, this dormer will include two windows in the rear elevation of which one will serve a bedroom and the other a bathroom. The dormer will largely have a flat roof with a hipped arrangement around the edges.

Existing Plans

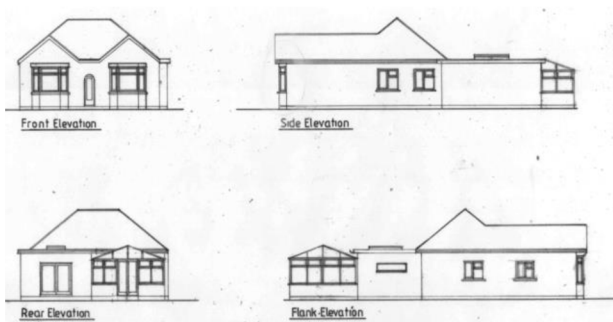


Proposed Plans

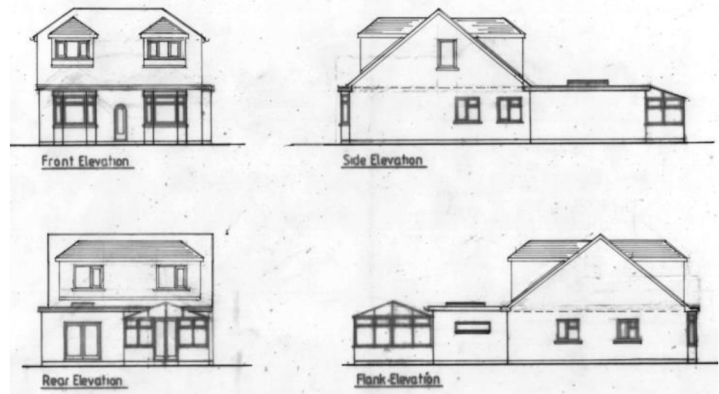




Existing Elevations



Proposed Elevations



Background

The current application is a resubmission of 2023004 which was refused on the below grounds:

1. *It is considered that the gable roof would introduce a significant amount of bulk and massing to the dwelling which would overbear the neighbouring bungalow and be a generally unneighbourly form of development. The proposed first floor extension by virtue of its size, design and due to its proximity to the boundary would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and the Section 12 National Planning Policy Framework (2021).*
2. *The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 12 Sun Lane due to the lack of space between the properties and would have an unacceptable and overbearing impact that would also result in overlooking and loss of privacy to the neighbouring garden at No16 Sun Lane. The proposal would therefore fail to provide a high standard of amenity for existing 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 130f of the National Planning Policy Framework (2021).*

Below is a comparison of the current proposal against the previously refused proposal.

Current Proposal



Previously Refused Proposal



There is a single storey rear extension which was constructed circa 2016 under prior approval consent, the rear conservatory has been in place since circa 1980.

Character and Appearance

The application site is a detached bungalow situated between a two-storey house to the South and a bungalow to the North. The current application will need to address the previous reasons for refusal and comply with local and national planning policy.

The previously refused scheme proposed a two-storey house which introduced a significant amount of bulk and massing, it was also considered to overbear the neighbouring bungalow in part due to the increase to the height and also resultant proximity of the development as a result of the gable end. The revised scheme introduces changes which will result in a chalet style bungalow with gable ends. The existing rear extensions would remain unchanged as part of this proposal.



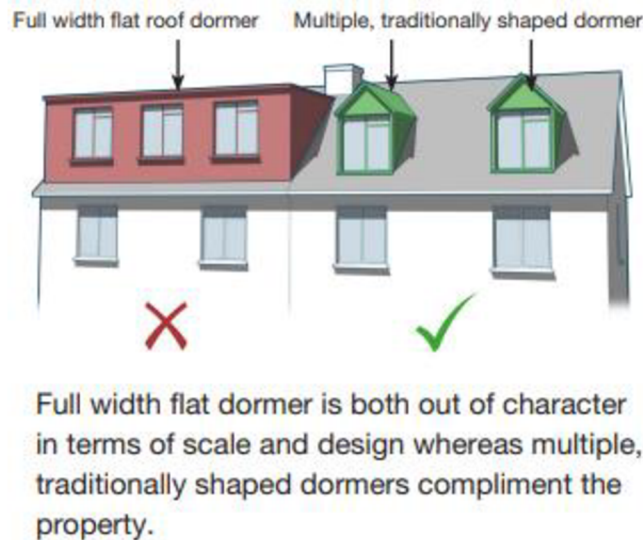
It should be noted that the application site is highly visible from Portland Avenue so the proposed changes would have an impact on the character and appearance of the surroundings. Whilst the proposed changes reduce the height and reduce some of the initially proposed massing, the gable ends and subsequent height increase will still result in a dominant detached dwelling which would appear at odds with the neighbouring bungalow which is positioned closer to the proposed dwelling than the two storey house.



It should be noted that the neighbouring bungalow's entrance door is positioned in very close proximity to the boundary shared with the application site. There are two windows in the flank elevation of the neighbouring bungalow which face towards the application site, whilst it is not clear what these windows serve given their size and positioning it is likely these may serve a utility or bathroom area.



The revised proposal will introduce a large full width rear dormer which overwhelms the roof slope and returns a top heavy development that lacks subservience. This element of the proposal will make the application property appear overdeveloped due to the scale and massing it introduces. The below extract from the Council's adopted design guidance makes clear that a full flat width dormer is not acceptable. Whilst the proposed dormer initially appears as a hipped dormer, in reality it encompasses a large expanse of flat roof.



Concerns were previously raised regarding the visual gap between the neighbouring bungalow and application property, these have not been adequately addressed in the revised proposal, therefore the development would still appear out of character and have a harmful impact on the wider area.

The increase to the roof height, subsequent introduction of a gable end roof and proposed rear dormer would introduce a significant amount of bulk and massing to the dwelling which would overbear the neighbouring bungalow and be a generally unneighbourly form of development. The proposed first floor extension by virtue of its size, design and due to its proximity to the boundary would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. The proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), SPD4 - Householder Extensions/Alterations Design Guide (2021) and the Section 12 National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development the bedroom sizes would all be compliant with the requirements of SPG2 – Residential Layout Guidelines, there would also be approx. 123sqm of resultant garden space which is acceptable for a property of this size.

The proposal is therefore considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

The properties most likely to be impacted by the development are No.16 Sun Lane which is a two storey house situated to the South and No.12 which is a bungalow situated to the North.

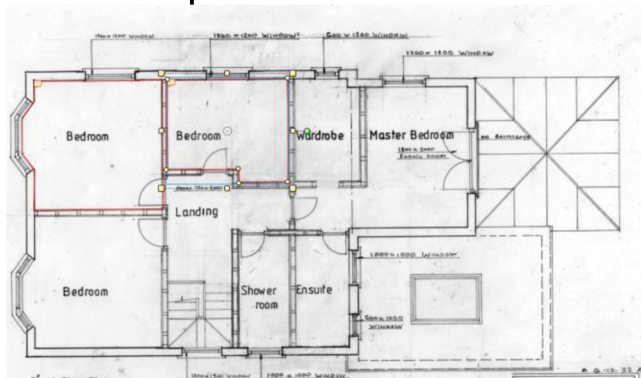
No.16 Sun Lane is positioned slightly behind the application site and there is a gap between the two properties which tapers in at the rear. In terms of light the proposal is not liable to harm light levels to this property due to the path of the sun and outlook is not likely to be harmed due to the orientation of the properties.

In terms of privacy the application site will retain three windows at ground floor level with the use of the rooms remaining as they currently are. At first floor the proposal would introduce two windows in the rear elevation of the dormer of which one will serve a bedroom and the other a bathroom. In order to maintain neighbouring privacy the bathroom window could be conditioned so that it is obscure glazed.

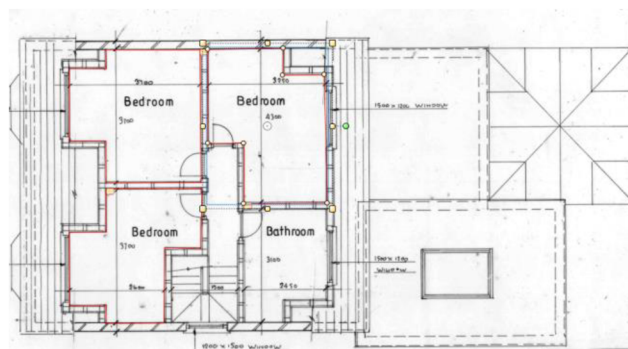
Whilst the bedroom window will introduce a window at a higher level in closer proximity to the neighbouring property it is not considered to be so harmful to warrant a refusal. The previous application

introduced a secondary window in the flank elevation as well as a Juliet balcony in the rear elevation which has been omitted in this application.

Previous Proposed



Current Proposal



To the North of the application site lies No.12 Sun Lane which is a modest semidetached bungalow. The proposed extension would still impact light levels to this property due to the path of the sun. As can be seen from the below image there is overshadowing to the site from the existing single storey extension. The increase to the roof height and gable end would exacerbate this further and overwhelm the bungalow due to the proximity of the properties.



In terms of privacy the windows at ground floor level will remain with no further windows added, at first floor there will be a window at mid level to serve a staircase and it is considered that this wouldn't impact privacy and so it is considered the proposal would not materially harm the privacy of this property.

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 12 Sun Lane due to the lack of space between the properties and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing 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 130f of the National Planning Policy Framework 2021.

Parking and Highways

Post development there is sufficient off-road parking to cater for the increased bedrooms and so there are no concerns in this regard.

Conclusion & Recommendation

The revised proposal has failed to adequately address the previous grounds for refusal and so based on the information submitted application 20230435 is recommended for refusal owing to the below grounds:

The increase to the roof height, subsequent introduction of a gable end roof and proposed rear dormer would introduce a significant amount of bulk and massing to the dwelling which would overbear the neighbouring bungalow and be a generally unneighbourly form of development. The proposed first floor extension by virtue of its size, design and due to its proximity to the boundary would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. The proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), SPD4 - Householder Extensions/Alterations Design Guide (2021) and the Section 12 National Planning Policy Framework (2021).

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 12 Sun Lane due to the lack of space between the properties and would have an unacceptable and overbearing impact. The proposal would therefore fail to provide a high standard of amenity for existing 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 130f of the National Planning Policy Framework 2021.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	15.06.2023	Dated:	19th June 2023