

Delegated Report

Householder Planning Application

Planning Application No: 20240787

Location: 24 Goodwood Crescent Gravesend Kent DA12 5EL

Description: Erection of a part single part two storey front/side extension incorporating a new garage, new front porch, and single storey rear extension.

Applicant: Mr Andrew Scott

Site Visit Date: N/A

Preliminary Matters

The agent was emailed on 17.09.24 due to plan inconsistencies. As revised plans were not received, the application was made invalid. On 20.11.24, the agent sent an email with the revised drawings which were accepted, and the application was made valid.

Submitted Documents/Plans

Application Form;
Drawing No. 2024-076-006revA - Block Plan – Proposed;
Drawing No. 2024-076-005revB – Elevations and Section – Proposed;
Drawing No. 2024-076-001 – OS Plan and Block Plan – Existing;
Drawing No. 2024-076-002 – Floor Plans – Existing;
Drawing No. 2024-076-003 – Elevations and Section – Existing; and
Drawing No. 2024-076-004 – Floor Plans – Proposed.

Superseded Documents/Plans

~~Drawing No. 2024-076-005 – Elevations and Section – Proposed; and~~
~~Drawing No. 2024-076-006 – Block Plan – Proposed.~~

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted, no representations were received, and the overall consultation period expired on 13.12.24.

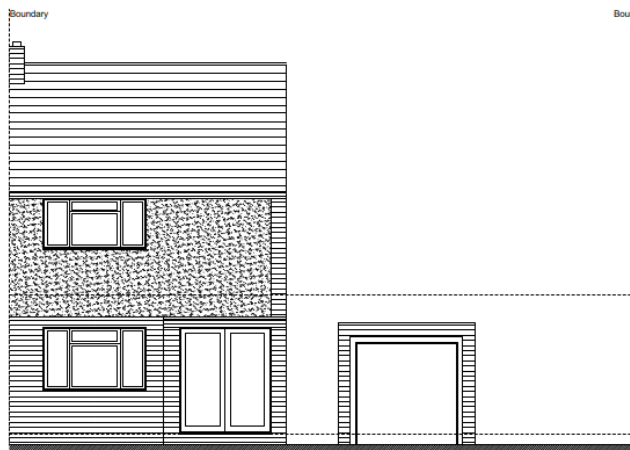
Site Description

24 Goodwood Crescent is a two storey semi detached property located to the north east of the highway.

Google Image of property

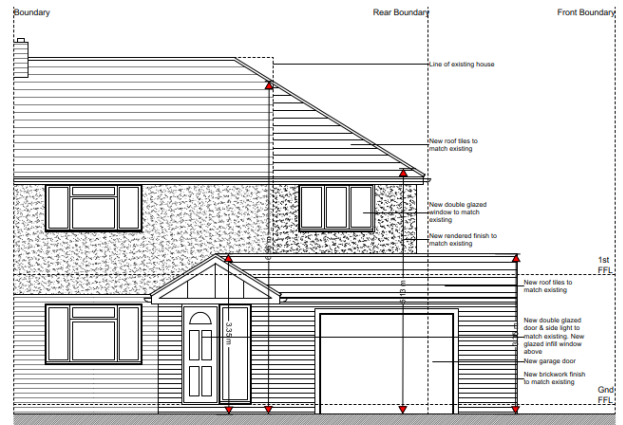


Existing

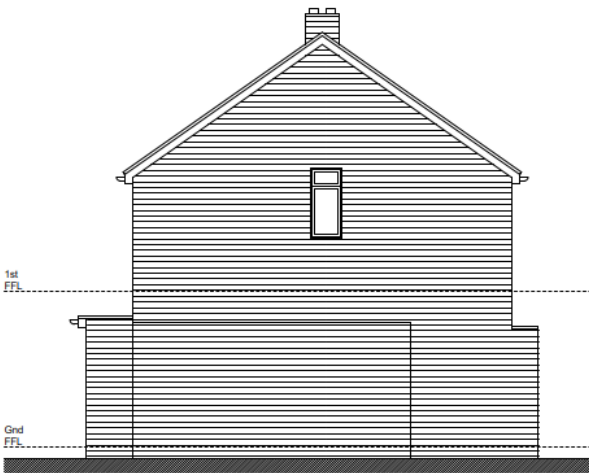


Front Elevation

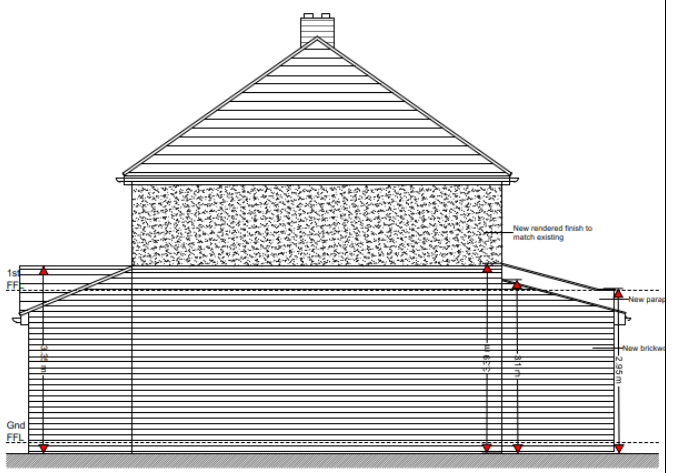
Proposed



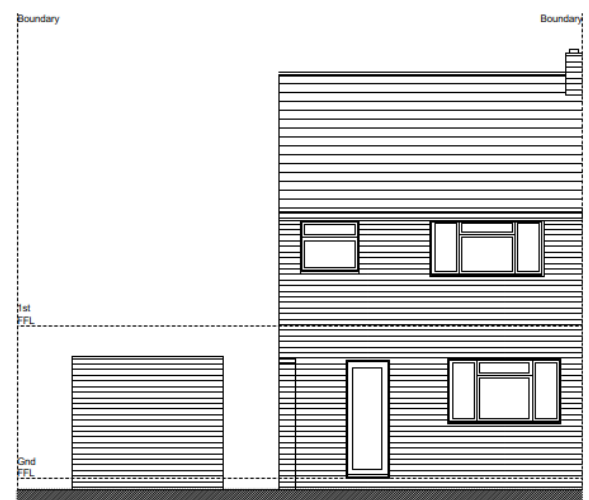
Front Elevation



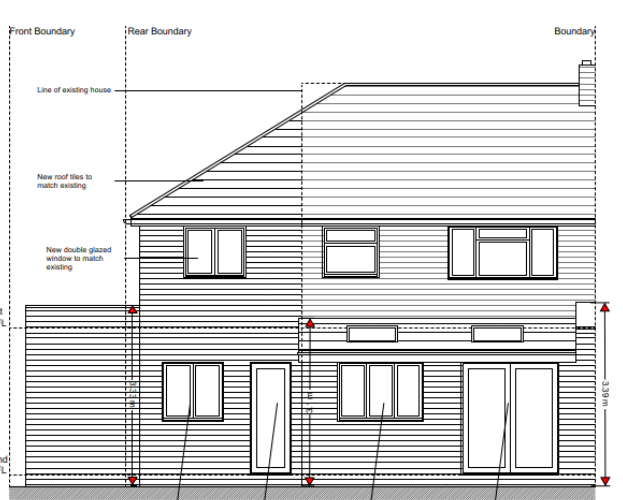
Side Elevation



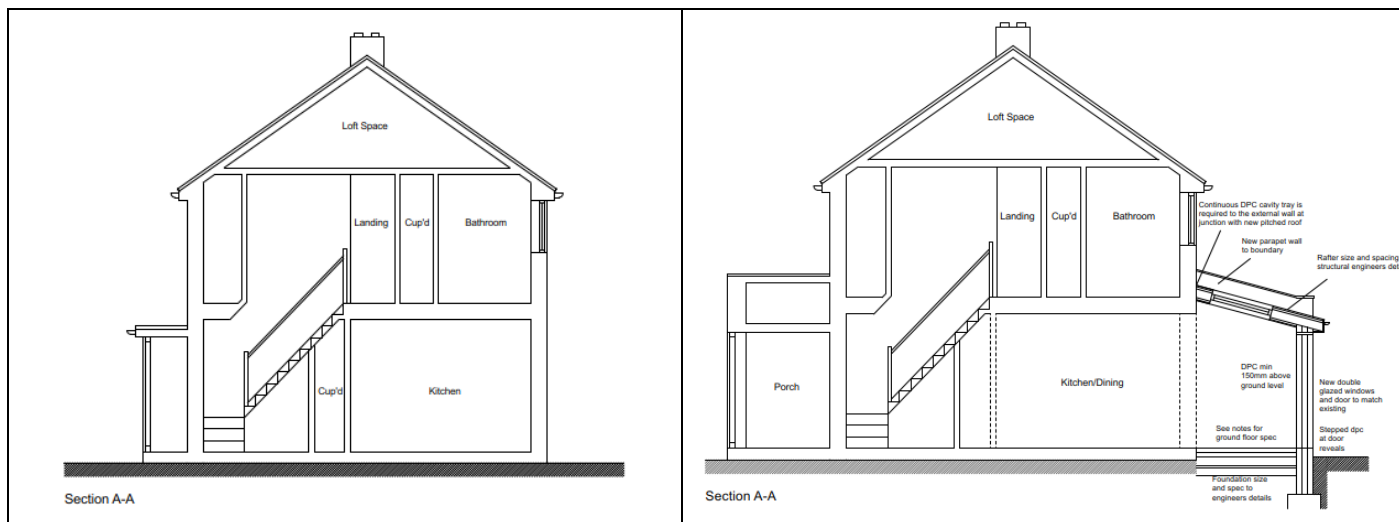
Side Elevation



Rear Elevation



Rear Elevation



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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 places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

Materials

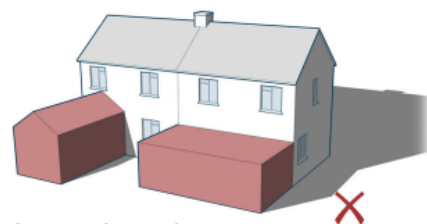
9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Single Storey Rear Extensions

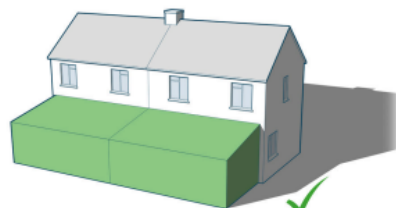
10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- **Width:** Generally, extensions should not be of greater width than the original building.
- **Design:** Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- **Materials:** Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.

Single storey extensions should not rise above window sill level of any first floor window.



Inappropriate scale.



Appropriate scale and roof design ensures both extensions work together.

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- **Light/Outlook:** The 45 / 25 degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development

Side Extensions

Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, single storey side extensions should be designed in accordance with the guidance below.

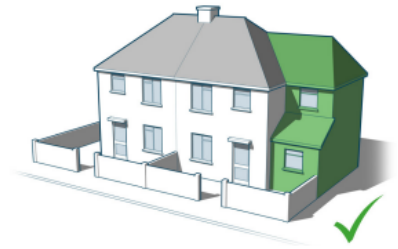
- **Footprint:** Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.



Ground floor set back 0.5m

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



Large extensions which break the building line and do not respect the scale of the house will be rejected.

Outbuildings

10.15 Outbuilding should not deprive the existing property of adequate private garden space and should be subordinate in scale to the existing dwelling and to the plot. In assessing proposals, the Council will consider factors such as the scale, height, proximity to boundaries, roof design, finishing materials and prominence in the street scene or rear garden environment.

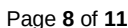
Garages

10.18 In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

The proposed external materials for the development would compliment the existing dwelling, which is desirable to ensure a satisfactory visual relationship between the existing and new development. This could be secured by condition if planning permission were to be forthcoming.

In isolation, the single storey rear extension, with parapet wall, is considered to be acceptable. It is not excessive in depth, bulk or massing and would be constructed with a pitched roof, sympathetic to the existing dwelling.

As submitted, the proposed development would result in an incongruous and dominant dwelling of substantial mass and scale. The footprint of the dwelling would be largely increased following the development, as indicated by the below. The existing is represented in turquoise/blue (original footprint approx. 50.15sqm) and the new development is indicated in pink (additional footprint approx. 36.67sqm).



In addition, it is noted the development would be constructed within close proximity to the shared site boundaries. Of particular relevance is the shared boundary with No. 22 Goodwood Crescent which is where the bulk of the development would occur. Notwithstanding the single storey rear extension, which is considered to be acceptable in isolation, the extensions as a whole are excessive in overall bulk, mass and scale.

Single Storey Front/Side Element

This element is excessive in overall scale, would be greater than half the width of the original dwellinghouse, and would introduce significant bulk along the shared boundary with No.22. It would not be set back from the front elevation, and would instead project forward of the existing building line, which is undesirable.

Two Storey Element and Roof Changes

The two storey side extension would not be set in from the front elevation and would be greater than half the width of the dwellinghouse. In addition the roof alterations (including the alterations to the existing main roof ridge) do not serve the extension to demonstrate subservience. It would distort the appearance of the host property and would unbalance the pair of semi-detached dwellings.

The proposal as submitted, is considered to be poor design that does not compliment the character of the existing dwelling, fails to demonstrate subservience, and is detrimental to the appearance of both the main dwelling and street scene.

Overall, the proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

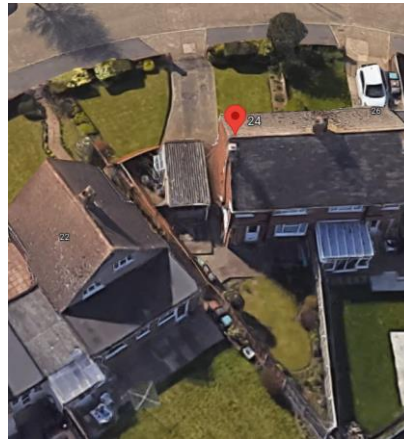
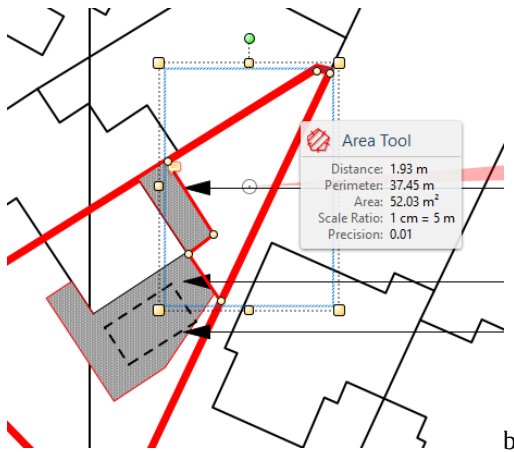
Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room area, the proposal is considered to provide sufficient space. The new ensuite at 3.22sqm would fall under the 3.60sqm requirement, however, this is not considered to be sufficient grounds to refuse the application as it is evident from the plans that other facilities are available. In terms of garden area, the minimum requirements are as follows:

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 garden area currently stands at approx. 63sqm, post development the garden depth requirement of 10m would be met however the area will be approx. 52sqm which is below the adopted standard. It is however noted that a 3m rear extension which could be built under permitted development rights would result in a garden size of approx. 47sqm. On balance, considering a rear extension built under permitted development would result in a smaller garden, the proposed scheme is acceptable in terms of the amenity of future occupiers.



Therefore, on balance, the proposed development complies with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

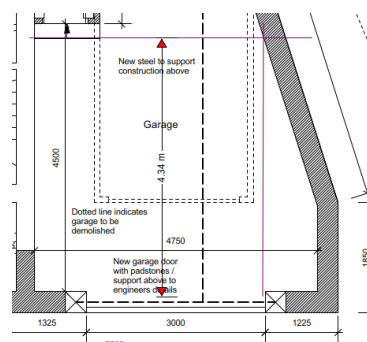
There are no privacy concerns that arise as a result of this proposal. The window to serve the new ensuite could be conditioned to be obscure glazed, if permission were to be forthcoming.

The only window in the flank of no. 22 facing the application site appears to serve a through room (corroborated by planning application 19760168) and is a secondary window. Due to the orientation of this property compared to the application site there will be no detrimental impact on this dwelling in terms of loss of outlook, sunlight or daylight.

The proposed development therefore accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in relation to neighbouring amenities.

Parking and Highways

The proposal includes the creation of an additional bedroom and the construction of a new garage. The garage is an unconventional shape and as such, some of the garage would not be able to be fully utilised for car parking. KCC SPG4 – Kent Vehicle Parking Standards (2006) and Gravesham's Householder Design Guidance (2021) sets out that a garage for one car should have clear internal dimensions of 5.50m (length) and 3.60m (width). The plans show that the useable space in the garage would be undersized and not comply with the guidance:



Despite this, the current situation has to be taken into account. The current garage is also undersize and

unlikely to be used to park a car. Given that the adopted parking standards are the same for a 2 and 3 bedroom property (maximum of two spaces) there will be no changes to the parking arrangements in real terms. On this basis no objection is raised in terms of highways and parking.

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 proposed development, due to the overall width and height, is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, out of scale with the original dwelling and to the detrimental to the character and appearance of the immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	9th January 2025	Dated:	14th January 2024