

Delegated Report

Householder Planning Application

Planning Application No: 20230809

Location: 21 Cheshunt Close Meopham Gravesend Kent

Description: Demolition of outbuilding, erection of a two-storey rear extension, single storey front extension and part garage conversion with internal alterations.

Applicant: Mr Satnam Singh Chahal

Site Visit Date: 9/8/23

Submitted Documents/Plans

- Application Form
- Drawing No: 21-CHESHUNT-CLOSE-01 (Rev B) (Existing Floor Plans, Block Plan and Roof Plan)
- Drawing No: 21-CHESHUNT-CLOSE-02 (Rev B) (Existing Elevations)
- Drawing No: 21-CHESHUNT-CLOSE-03 (Rev C) (Proposed Floor Plans, Block Plan and Roof Plan)
- Drawing No: 21-CHESHUNT-CLOSE-04 (Rev C) (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230728	Demolition of outbuilding, erection of a two-storey rear extension, single storey front extension and part garage conversion with internal alterations.	Withdrawn	21.07.2023
20230497	Demolition of existing outbuilding, part garage conversion, two storey rear extension, single storey front extension & internal alterations.	Withdrawn	03.07.2023
20230007	REVISED Demolition of Outbuilding, Two storey front extension with dormers, first floor extension over garage, convert garage, widen rear dormer, alteration to internal space and new side store.	Refused	28.02.2023

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 places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council.

No comments received.

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, two car parking spaces are retained, which is the minimum requirement for a four-bedroom dwelling. However, to comply with the requirements of KCC SPG4 adopted by Gravesham Borough Council a secure cycle parking space should be provided for the additional bedroom.



The store is described as a garage, but it is not a practicable option for storing/parking the majority of vehicles and so the description should ideally be revised to store/cycle parking.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 08.09.2023 and one objection was received.

The main points raised were:

- The extension is not in keeping with the design of the existing, adjacent and surrounding houses.*
- The side walls of the proposed rear extension would overshadow neighbouring properties and dominate the view resulting in loss of light and devaluing properties.*
- The Existing house is set back from neighbouring properties so not to overshadow, by extending the property at the back but keeping the higher pitch/gutter height would negate this.*
- The property already has a very small rear garden. The resulting loss of rear garden would reduce its size to that of a courtyard which is not in keeping with house of that design/style and the surrounding properties and represent an eyesore when viewed from a neighbour's upstairs windows.*
- The existing sewer arrangement shown on the application is incorrect and the proposed extension would not provide the necessary access to the public sewer*

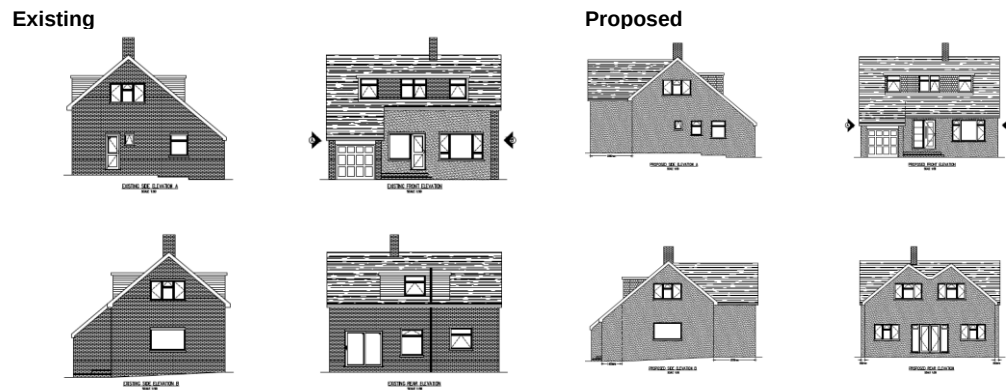
Some of the points raised above are not material planning considerations and will not form part of the decision making process.

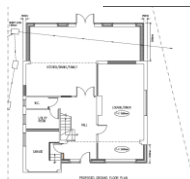
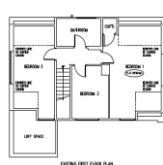
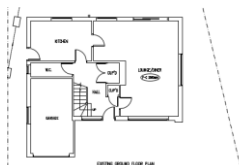
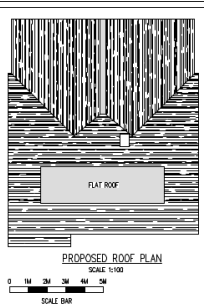
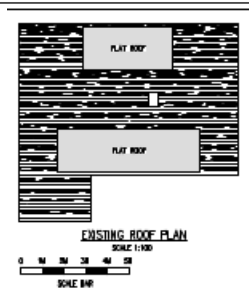
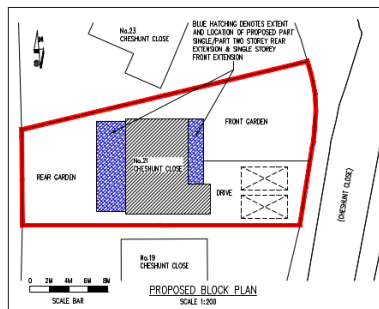
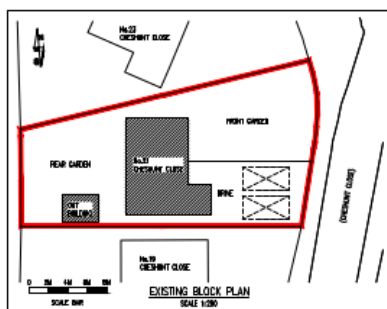
The planning process does not consider devaluing of properties as a material consideration, any issues surrounding sewers is a building regulations matter and should permission be forthcoming an informative will be added to remind the applicant that necessary building regulations consents will be needed.

Analysis

Proposal

The proposal seeks to demolish and existing outbuilding, erection of a two-storey rear extension, single storey front extension and part garage conversion with internal alterations.





Background

The proposal is a resubmission of 20230007 which was refused due to the below two grounds:

- 1) *By virtue of the size and design the proposed extensions are a harmful and incongruous addition to the host dwelling resulting in overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. The proposal would introduce an unneighbourly form of development which would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.*
- 2) *The proposed extensions will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close 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.*

In order to ascertain whether the current application is acceptable it will be necessary to determine whether the above reasons for refusal have been adequately addressed.

Character and Appearance

The application site is a detached chalet style bungalow with rooms in the roofspace located on a prominent corner plot in a cul de sac within the rural settlement which is inset from the greenbelt. The site is positioned near a conservation area but not within it. The property comprises off road parking and also has an integral garage and an outbuilding to the rear which will be demolished as part of this proposal. The frontage has some soft landscaping which softens the street scene and contributes positively to the character of the area.



Upon entering Cheshunt Close the area is immediately characterised with mature trees and hedging and modest detached chalet bungalows which have front and rear dormers. The application site is particularly important due to its visual prominence upon entry to the cul de sac. The property has not been previously extended, however there are properties within the vicinity which have.



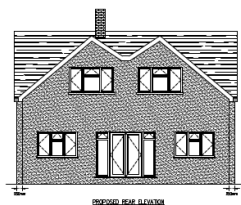
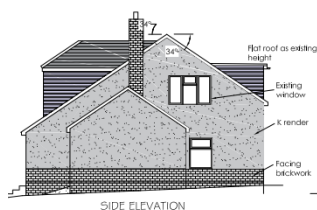
Below is a comparison of the previously refused application under 20230007 and the current submission.

Current Submission



Refused Application under 2030007





As can be seen from the above plans the current submission has reduced the amount of bulk and massing on the site, specifically to the front elevation where the proposed dormers have been removed.

The proposed extension in the front elevation will see a gradual extension to the existing roof slope and will add a 1.4m part width forward projection which would be set behind the existing garage. This extension is not considered to be significant and there are other extensions within the street scene and this would not be an out of character addition.

The garage would be partially converted into a utility room and a window opening to serve this would be created in the flank elevation. Any impact on the neighbouring property will be determined in the latter section of the report, the front garage door would be maintained and so there is minimal impact on the character of the street scene. The reduction of garage space and subsequent impact on parking will be addressed later in the report.

The revised proposal has removed the side extension element which has reduced the overall impact of the development on the wider street scene.

Below is an extract from the delegated officer report for 20230007:

The proposed part first floor rear extension is unacceptable as it fails to constitute good design. It is essentially a two storey flat roof extension (not a dormer) as the eaves have been removed. It will introduce a large area of flat roof which is not encouraged nor supported by the Council. An extract from SPD4 – Householder Alteration and Extensions Guidance (2021) states:

Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building

and local character.

The revised submission has removed the flat roof element to the rear of the property and has instead introduced a dual gable style arrangement which is connected in the middle by a minimal flat roof element. The extension has been set in from both flank elevations and set below the main ridge of the host dwelling.

It is considered that the revised extension has made attempts to improve the previous design, however the extension is introducing excessive massing and constitutes overdevelopment of the site as it clearly overwhelms the existing roof. Furthermore such a substantial extension would be visible from the main street scene due to the orientation of the properties and harm the character of the area where two storey extensions are located to the side of the properties and the plots have had space to accommodate this. The fenestration of the extensions is misaligned and not ideal, however given that this is located to the rear it would not harm the wider area.



The proposed rear extension is a harmful and incongruous addition to the host dwelling which fails to respect the character appearance and scale of the host dwelling. The proposal would introduce an unneighbourly form of development and is therefore contrary to SPD4 – Householder Alterations and Extensions Guidance (2021) and CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the rooms sizes in the roof spaces will be as below:

Bedroom 1	16.6sqm
Bedroom 2	15.38sqm
Bedroom 3	11.63sqm
Bedroom 4	11.6sqm

All of the proposed bedrooms are compliant with the Council's Technical standards.

Given the increase to the number of bedrooms from the three to four the requirement for amenity space would increase. The below is an extract from SPG2 Residential Layout Guidelines 2020:

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

As the property will have a minimum of four bedrooms the minimum garden area would need to be 100sqm.

Post development (once the outbuilding is removed) the proposed block plan shows a garden area of 83sqm which is below the requirements of SPG2 Residential Layout Guidelines (2020), however as the deficit is not excessive a refusal on this basis is not considered sustainable at appeal level.

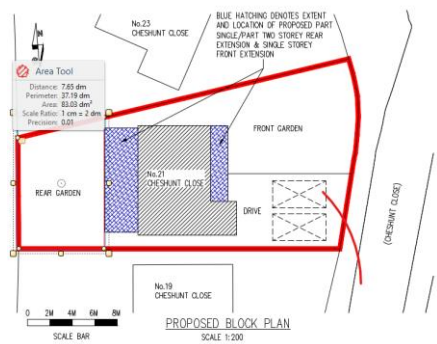
Neighbouring Amenity

The previous application was refused due to the below:

- 1) *The proposed extensions will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close 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.*

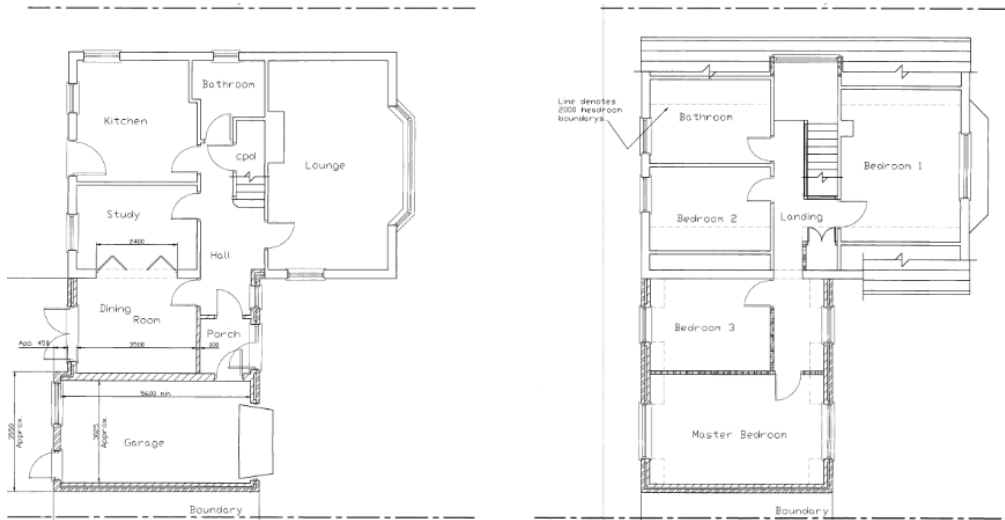
The revised proposal has made alterations by way of removing the single storey side extension which was considered to result in light or outlook to No.19, however the revised proposal has increased the massing to the roof form whilst increasing the depth of the two storey element.

In terms of impact on the property known as No.19 Cheshunt Close, due to the path of the sun and due to the position of this property there is no likely harm relating to a loss of light.



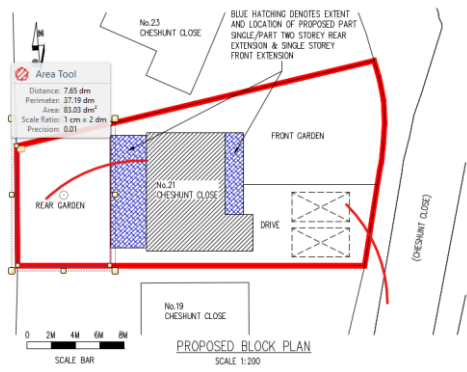
In terms of privacy the proposal shows the introduction of a window at ground floor level in the flank elevation to serve a utility, there is an existing window which serves a w/c (this would be maintained) and a kitchen door which would be removed. It is considered that the introduction of such a window would not pose any significant privacy concerns as it does not serve a habitable room, however it should be noted that there are windows in the flank elevation of No.19 which face No.21.

Upon investigation, the below plans from a previous planning application at No.19 Cheshunt Close demonstrate that the windows in the flank elevation of No.19 are not habitable rooms and so there is no concern that the privacy of this property will be materially harmed.



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The proposal is not liable to harm light levels to No.19 due to the path of the sun and there will not be a material harm on outlook levels to this property.



The property located to the north of the application site known as No. 23 Cheshunt Close will experience increased overshadowing as a result of the development as the proposal will introduce a 3m two storey rear extension which will be positioned close to the boundary. This will also appear as a dominant and bulky structure from the rear windows of 23 and is considered to be an unneighbourly form of development.

In terms of privacy the proposal will not make any alterations to the fenestration which face No.23 and so the privacy of this property would be maintained.

The proposed rear extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to proximity of the development to the common boundary, 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.

Parking and Highways

The proposal can accommodate sufficient off street parking despite the reduction in depth of the garage and so the proposal is compliant with SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed rear extension is a harmful and incongruous addition to the host dwelling which fails to respect the character appearance and scale of the host dwelling. The proposal would introduce an unneighbourly form of development and is therefore contrary to SPD4 – Householder Alterations and Extensions Guidance (2021), Para 130 of the National Planning Policy Framework (2023) and CS19 of the Local Plan Core Strategy 2014.

The proposed rear extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to proximity of the development to the common boundary, 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), Para 130 of the National Planning Policy Framework (2023) and CS19 of the Local Plan Core Strategy 2014

(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:	26.09.2023	Dated:	28th September 2023