



Delegated Report

Householder Planning Application

Planning Application No: 20240304

Location: 12 Peach Croft Northfleet Gravesend Kent

Description: Erection of a single storey front infill extension, erection of a part single storey, part two storey rear extension, and an increase in roof ridge height, incorporating the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space to form an additional bedroom with ensuite.

Applicant: Mr Sukhwant Nagra

Site Visit Date: 02.05.24

Submitted Documents/Plans

Application Form;
OS Plan (received on 02.04.24);
Drawing No. PL-12PC-SD100 – Floor Plans – Existing;
Drawing No. PL-12PC-SD101 – Elevations – Existing;
Drawing No. PL-12PC-SD102 – Ground Floor Plan – Proposed;
Drawing No. PL-12PC-SD103 – First Floor Plan – Proposed;
Drawing No. PL-12PC-SD104 – Loft Plan – Proposed;
Drawing No. PL-12PC-SD105 – Elevations – Proposed;
Drawing No. PL-12PC-SD106 – Cross Section AA – Proposed;
Drawing No. PL-12PC-SD107 – Block Plan – Existing and Proposed; and
Drawing No. PL-12PC-SD108 – Cross Section Plan – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
19920608	Conversion of garage to lounge & erection of single storey side extension to form a garage.	Permitted	23.11.1992

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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

5 surrounding properties were consulted, a site notice was displayed on 02.05.24 and 3 representations were received, objecting to the proposal. The overall consultation period expired on 24.05.24.

The concerns raised are summarised below:

- Overlooking
- Overshadowing
- Intrusive height
- Impact on view
- Loss of light
- Loss of privacy
- Noise and disturbance as a result of the use
- Layout and density of the building
- Out of scale in character compared with existing development within the vicinity
- Oppressive
- Overbearing in mass and scale
- No communication from GBC
- Unsure of the effect the lights would have in the evenings
- Concerns about construction – lorries, plant equipment, waste, parking, dust, noise, a time scale should be imposed, the shared driveway should be resurfaced.

These concerns can be separated into material planning considerations and non-material planning considerations. Only material planning considerations shall be taken into account throughout the assessment of the application. These include:

- Design, Character and Appearance (including bulk, massing, scale, impact on the street scene and character of the area etc.)
- Impact on neighbouring amenity (including impact on light, privacy, overlooking and whether the development would cause a sense of enclosure)

The above shall be considered in the relevant sections of the report below.

Concerns such as loss of view, potential noise, potential issues regarding the construction of the development (if it were to be permitted) are non-material planning considerations for this application.

In terms of communication from Gravesham Borough Council, as aforementioned above, letters have been sent to all (relevant) neighbouring properties. In addition, a site notice was displayed on 02.05.24.



Site Description

12 Peach Croft is a two storey semi detached dwelling located on the southern part of the cul-de-sac. The garage and hardstanding area is accessed by a shared access way.

(No.12 is shown on the right hand side)



Photo of access (alternative view)



This application proposes the erection of a single storey front infill extension, erection of a part single storey, part two storey rear extension, and an increase in roof ridge height, incorporating the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space to form an additional bedroom with ensuite.

Proposed Development

The development would create space for an enlarged porch, and enlarged kitchen/dining area (at ground floor level), an enlarged bedroom 3 (at first floor level) and a new bedroom and ensuite (in the roof space).

The dimensions of the development are as follows:

Single Storey Front Infill Extension • Height 3.16 (max) • Eaves Height 2.65m • Depth 1.28m • Width 2.20m	Single Storey Rear Element • Height 3.00m (max) • Depth 3.49m • Width 6.28m (full width of extension) • Width 2.78m (approx.) (single storey in isolation from two storey element)
Dormer • Height 2.35m • Depth 3.40m • Width 5.85m Roof Ridge Increase • 1.20m (max)	Two Storey Rear Element • Height 5.90m • Eaves Height 5.08m • Depth 3.49m • Width 3.50m

Existing

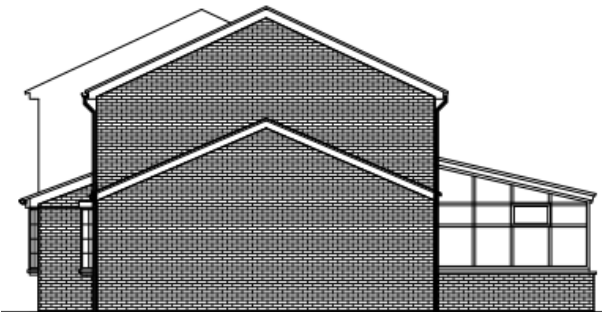


FRONT ELEVATION

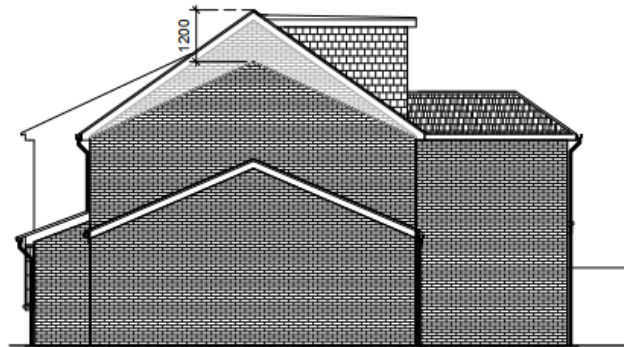
Proposed



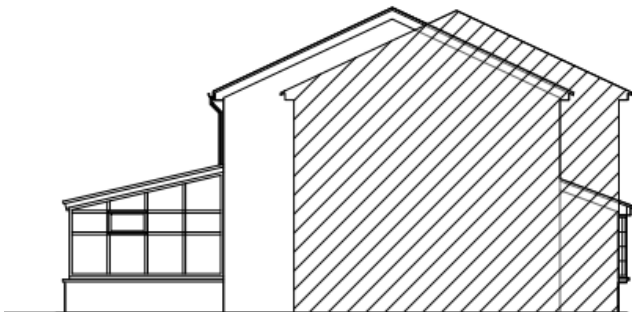
FRONT ELEVATION



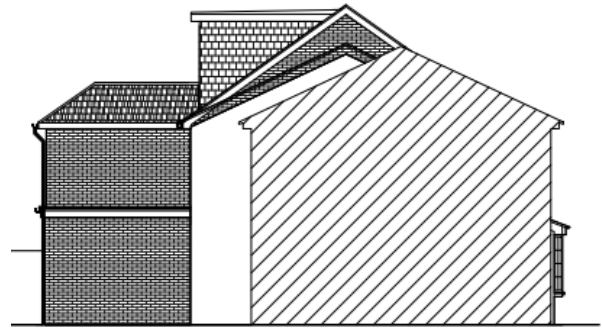
RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

Officer's Analysis

Design, Character and Appearance

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.

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 proposed external materials would be in keeping with the existing, which is desirable to ensure a good visual relationship between the existing dwelling and proposed new development.

With consideration of the street scene, it is noted No. 14 Peach Croft has been extended, with the roof ridge raised. Looking at the planning history of the site, it appears these permissions were granted prior to the adoption of the current Local Plan Core Strategy (2014), the supplementary planning guidance; Gravesham's Design SPD (2021) and the updated Section 12 of the National Planning Policy Framework (2023). The context is therefore considered to be different and as such this is not a material consideration for the works proposed at 12 Peach Croft.

Google Images of 14 Peach Croft



The proposed extensions for this application, cumulatively, are considered poor design, that would result in a bulky, disproportionate and incongruous development that is detrimental to the character of the existing dwelling and wider street scene and would result in overdevelopment of the site. In addition, the increase in ridge height would detrimentally disrupt the roofscape and rhythm of the street scene.

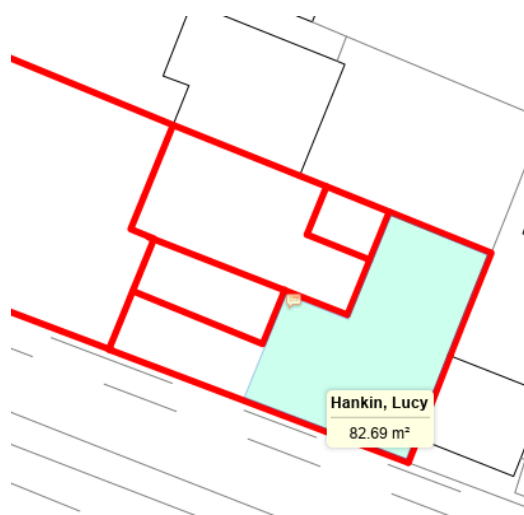
Taking all the above into account, the proposed development is considered to be overly dominant and would have an adverse impact on the surrounding street scene and host dwelling.

As such, the proposal is considered to be 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 new ensuite is slightly under the 3.60sqm requirement, at 3.33sqm, however this is not significant enough to be considered detrimental and it is noted that other facilities are available. However, the rear garden area and depth (as highlighted in turquoise below) falls under the requirements of 100.00sqm area and 10.00m depth for a four bedroomed property, at 82.69sqm area and 9.17m depth respectively. Furthermore, the proposal fails to demonstrate adequate privacy distance between the development and neighbouring properties (as expanded on in the neighbouring amenity section below). Therefore, the proposed development would fail to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).



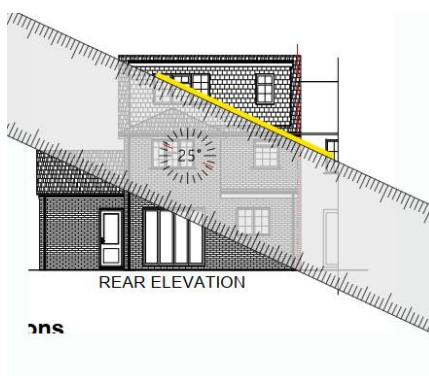
Neighbouring Amenity

As a result of the consultation carried out for the development, three responses were received, objecting to the proposal. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

In situ, the proposal is not considered to cause a sense of enclosure or loss of outlook.

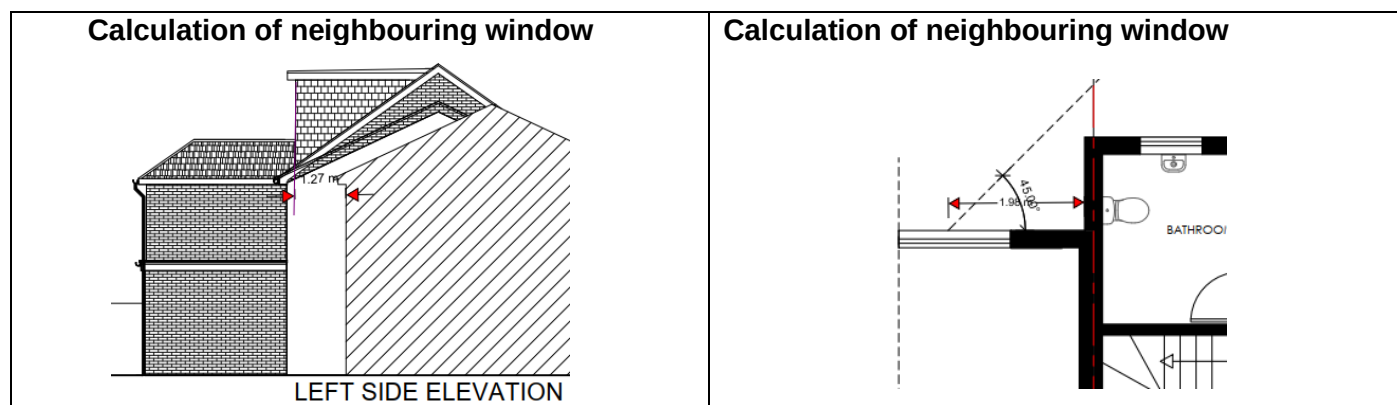
Light

The single storey rear element is not considered to cause concern. It would replace an existing conservatory and would be modest in height and depth. A similar extension could potentially be constructed under permitted development rights. Additionally, the two storey element is part width and would be set a sufficient distance away from the neighbouring property as indicated below:

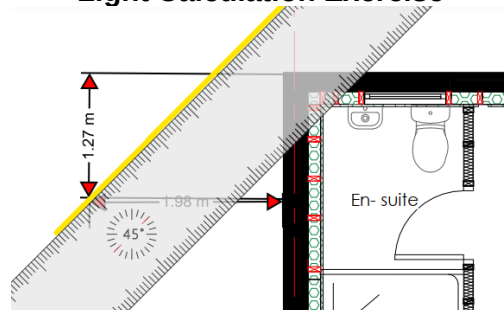


Furthermore, the modest infill front extension would not impact light.

In terms of the roof ridge increase and rear dormer, the floor plan calculations demonstrate there would not be a detrimental impact on the light of No. 11 Peach Croft, as per the plans below:



Light Calculation Exercise



With consideration to the above and of the orientation of the site, the proposal would not detrimentally impact the amount of light to neighbouring properties.

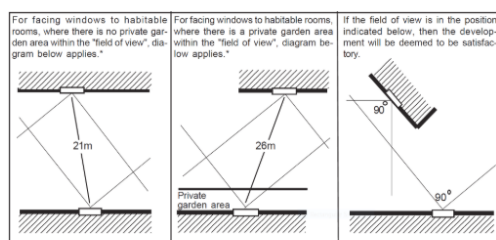
Privacy

As aforementioned above, there is insufficient privacy distance between the development and neighbouring properties. Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out the required privacy distances.

Privacy distances and overshadowing

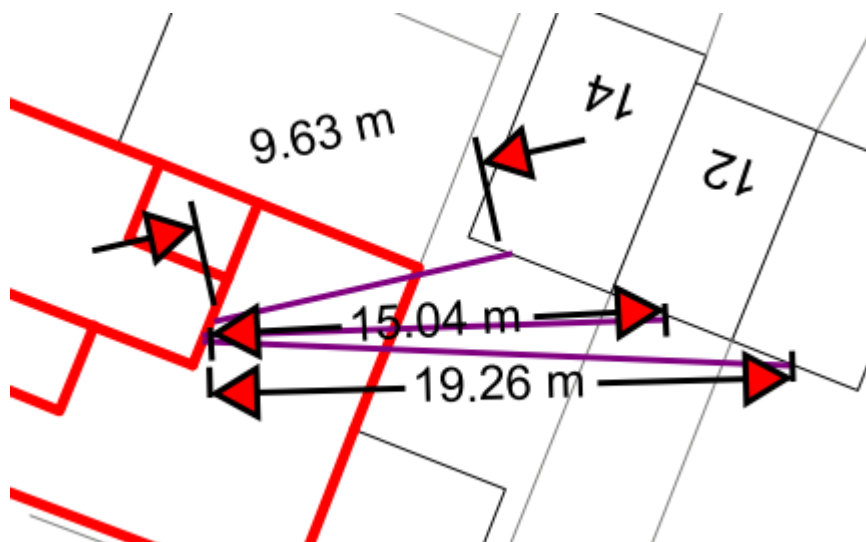
- 16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing and proposed dwellings and protect against loss of light and overshadowing from obstructing buildings.
- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, 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 area is defined as the first five metres of garden adjacent to the rear of the dwelling.
- 19 For "single aspect" dwellings, the minimum distance from the window of a habitable room to any house wall of equivalent height containing no habitable room windows can be reduced to 11 metres.
- 20 In all cases, the privacy distances will be applied on the basis of the principles set out in figure 1 on "fields of view" which are illustrated below.

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

Proposed Block Plan showing approximate distance from the bedroom window of the two storey extension (please note the dormer extension has not been included, but this would also fail to adhere to the required privacy distance)



Google Image



There is also potential for perceived overlooking of No. 11 Peach Croft due to the raise in roof height and installation of rear dormer.

Therefore, the proposal fails to safeguard neighbouring amenity, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

The proposal would result in an additional bedroom, however there appears to be sufficient space for vehicular parking, post development.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 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 extensions for this application, cumulatively, are considered poor design, that would result in a bulky, disproportionate and incongruous dwelling that would not be considered to conserve and enhance the character of the local built environment or integrate well within the local area. In addition, the proposal fails to provide sufficient privacy distance and garden area post development, to the detriment of future occupiers. Furthermore, the substandard privacy distance between the development and neighbouring properties would detrimentally impact neighbouring privacy.

As such, the proposed development 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:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	29th May 2024	Dated:	29th May 2024