



Delegated Report

Householder Planning Application

Planning Application No: 20241137

Location: 50 Henley Deane Northfleet Gravesend Kent

Description: Erection of a single storey side extension with 4 rooflights and reduction to garage.

Applicant: Mr G Pannu

Site Visit Date: 16th September 2024

Submitted Documents/Plans

Application Form Dated 10/12/2024;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number D13 (Parking Plan);
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D02 (First Floor Plan – Existing);
Drawing Number D03 (Loft Plan – Existing);
Drawing Number D04 (Ground Floor Plan – Proposed);
Drawing Number D05 (First Floor Plan – Proposed);
Drawing Number D06 (Roof Plan – Existing);
Drawing Number D07 (Roof Plan – Proposed);
Drawing Number D08 (Elevations – Existing);
Drawing Number D09 (Elevations – Proposed); and
Drawing Number D10 (Section AA – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240731	Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.	Refused	01.10.2024
20240732	Application for a Proposed Lawful Development Certificate in respect of loft conversion with rear dormer and roof lights to front roof slope.	Certificate Granted	30.09.2024
20020390	Erection of a detached garage at the side.	Permitted	07.08.2002
20110395	Continued use of attached garage as a granny room and the detached garage at the side as a gym/store.	Permitted	27.06.2011
19870362	Erection of single storey rear extension to form enlarged lounge diner	Permitted	04.09.1987
19850414	Details pursuant to outline planning permission ref 19810642 for the erection of 115 two storey dwellings with associated garaging and parking and laying out of	ADET	16.10.1985

	estate roads		
19810642	Outline application for residential development.	Permitted	01.12.1982

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

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 9th January 2025.

Preliminary Matters

Previous application 20240731 for 'erection of single storey side extension, first floor side extension with

roof lights and reduction to garage and alterations to fenestration' was refused under the following grounds:

The erection of single storey side extension, first floor side extension and flat roof to the outbuilding is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area.

The current application looks to overcome the grounds for refusal.

Officer's Analysis

Design, Character and Appearance

50 Henley Deane is a semi-detached dwellinghouse located on the south side of the highway. The property has previously been extended to the rear and the original garage attached to the flank elevation converted to habitable room. A detached garage was constructed to the front of the property under application 20020390.



The application proposes the erection of a single storey side extension with 4 rooflights and reduction to garage.

The single storey side extension would project from and follow the roof line of the original attached garage previously converted into habitable room.

The extension would have a pitched roof at a maximum height of 4.84m and an eaves height of 2.5m. It will project from the converted garage 2.8m and measure 5m in length.

The extension will create space for an open plan kitchen / dining area. There will be a window and 2no roof lights to the front elevation, an external door and a further 2no roof lights to the rear elevation and a window to the flank elevation.

The previous application was refused as it was considered that the proposed extensions, as an addition to the existing extensions on the modest semi detached property, would cause the site to appear overdeveloped and would be excessive in scale, bulk and massing and would be an incongruous and dominant addition to the existing dwelling. Furthermore, the proposed flat roof to the garage would be of

poor design and out of keeping with the street scene.

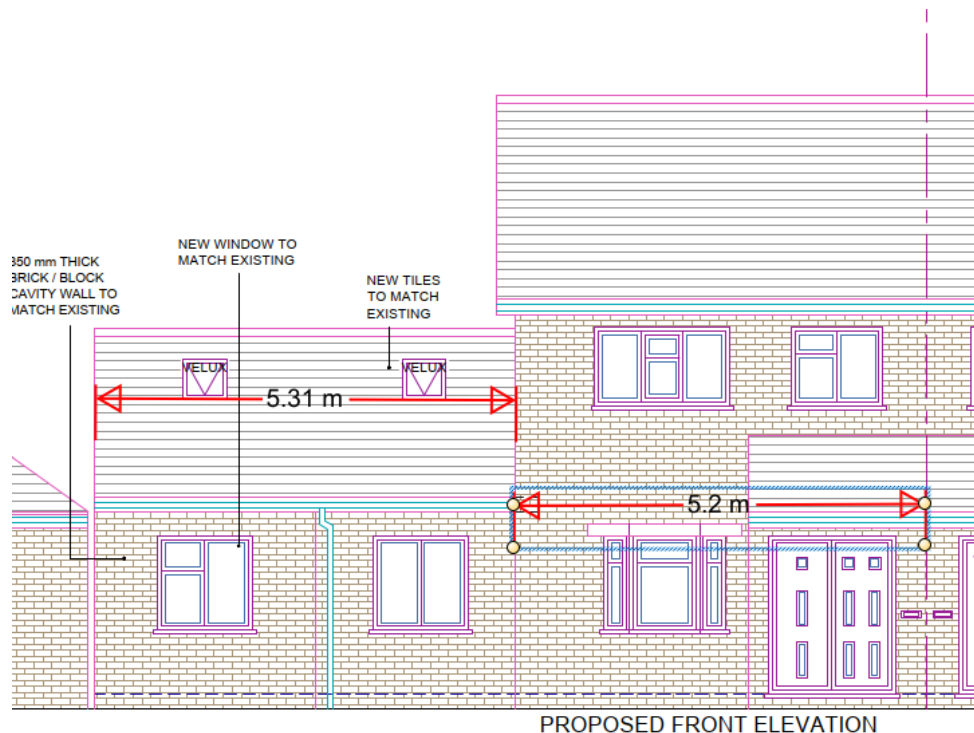
Whilst the current application has retained the pitched roof to the garage, it is not considered that the issues with scale bulk and massing have been overcome.

Gravesham's Householder Extension Guidance for side extensions states that:

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.*

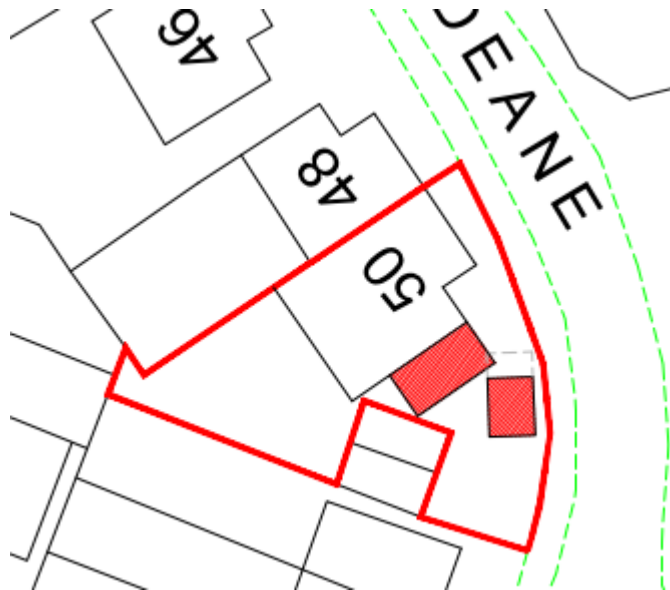
The proposed side extension would continue the form and roof line of the existing garage which has previously been converted into habitable room and as such take on the appearance of one large side extension, which would have a width greater than that of the host dwelling and cannot be considered to be subservient, as shown below:



Moreover, the original dwelling is a modest semi-detached property of which the elongated side extension would unbalance and would resultantly be detrimental to the pair of houses and the wider street scene:



Furthermore, as stated in the previously refused application, the site is a modest size plot with previous additions. The proposed side extension would exacerbate an already heavily developed site which would be considered to be excessive in overall scale, bulk and massing and to be an incongruous and dominant addition to the existing dwelling. This is clearly demonstrated in a comparison of the original footprint of neighbouring property known as 48 Henley Deane:



Therefore, the proposal is not considered to have overcome the issues from the previous application. The proposed side extension is not considered to be subservient to the host dwelling and would form a bulky and incongruous addition that is detrimental to the host dwelling and that of the side street scene.

As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application does not propose to increase the number of bedrooms at the property or include any works to the rear amenity area.

Furthermore, all proposed rooms sizes are in accordance with those set out in Gravesham's Residential Guidelines.

Therefore, it is considered that the proposed single storey rear extension would safeguard the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

By way of the modest height and orientation, the single storey side extension is not considered to detrimentally impact neighbouring properties in terms of overshadowing or loss of light.

The application also introduces a window to the flank elevation of the single storey side extension. However, due to the orientation of the neighbouring property and the existing neighbouring garages, there are no issues with neighbouring privacy and overlooking.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application proposes the reduction of the existing garage to be used as a storage area. However, this resultantly increase the hardstanding parking area to the frontage and as such there is considered to be sufficient off road parking at the property.

Furthermore, the existing garage appears substandard and as such cannot be classified as a parking space.

As such there are no parking and highways concerns related to the application.

Conclusion

Overall, the proposal is not consider to have overcome the previous reason for refusal. The erection of a single storey side extension, is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>

Dated:	3 rd February 2025	Dated:	3rd February 2025
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