



Delegated Report

Householder Planning Application

Planning Application No: 20210702

Location: 25 And 26 South Hill Road Gravesend Kent DA12 1LA

Description: Erection of a single storey ground floor wraparound extension, two storey rear extension, side porch redesign and internal alterations.

Applicant: Mr Alistair Sayers

Site Visit Date: Desk top including photos from agent

Submitted Documents/Plans

- Application form;
- Site location plan;
- Heritage Statement;
- Drawing no. 7274-1100 B – Existing Floor Plans;
- Drawing no. 7274-1101 B – Existing Roof Plan;
- Drawing no. 7274-1200 B – Existing Elevations;
- Drawing no. 7274-1201 B – Existing Elevation;
- Drawing no. 7274-1202 B – Existing Elevation;
- Drawing no. 7274-1300 B – Existing Section;
- Drawing no. 7274-1301 B – Existing Section;
- Drawing no. 7274-1302 B – Existing Section;
- Drawing no. 7274-3100 B – Proposed Floor Plans;
- Drawing no. 7274-3101 B – Proposed Floor and Roof Plans;
- Drawing no. 7274-3200 B – Proposed Elevations;
- Drawing no. 7274-3201 B – Proposed Elevations;
- Drawing no. 7274-3301 B – Proposed Section;
- Drawing no. 7274-3302 B – Proposed Section;
- Drawing no. 7274-3300 B – Proposed Section; and
- Drawing no. 7274-3500 A – Block Plans.

Relevant Planning History

Application No.	Description	Status	Decision
20200974	Erection of a part single and part two storey rear extension.	Refused	09.12.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Windmill Hill Conservation Area Character Appraisal (2009)
- Management Plan Gravesend's Suburban Conservation Areas (2009)
- Householder Extensions/Alterations Design Guide Supplementary Planning Document, October (2021)

Consultations, Publicity and Representations

Consultees

Environment Agency

No comment to make.

Neighbouring properties

5 surrounding properties were consulted plus site and press notice – overall consultation expiry date was 1 October – no responses received.

Officer's Analysis

This application is a re-submission of refused application ref. 20210974 which was for erection of a part single, part two storey rear extension and was refused on the following grounds:

1. *The proposed extension by virtue of its size and design would be an incongruous and dominant addition that would be harmful to the character and appearance of the host dwelling and the street scene and would not preserve but would be harmful to the character and appearance of the Windmill Hill Conservation Area. As such the proposal would be contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (September 2014), saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and section 12 (Achieving well designed places) of the National Planning Policy Framework (2019).*
2. *The proposal which would result in both properties increasing from three to four bedrooms would provide undersized garden areas for a four bedroom dwelling. This would be harmful to the living conditions and amenity of existing and future occupiers of the dwellings. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).*

It therefore needs to be seen whether the current proposal has resolved these grounds of refusal.

Site Description and Proposal

The application site consists of a semi-detached pair of three storey dwellings located in the Windmill Hill Conservation Area. It is part of a group of early nineteenth century villa type properties.

No. 25 on the right (when the properties are viewed from the rear) has a single storey rear extension (permitted under 19900248) plus a narrow conservatory and side porch (permitted under 20040863).

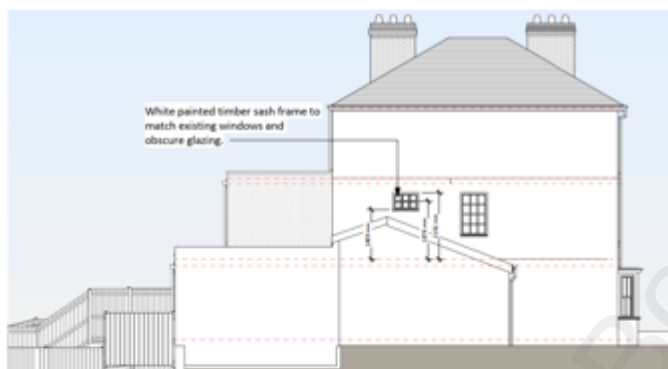
No. 26 has a single storey rear extension permitted under 19850743.



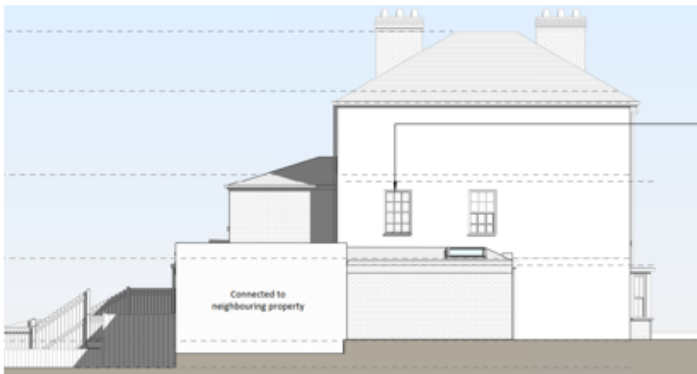
The proposal is to demolish the existing single storey rear extensions and the conservatory as above at the rear of the properties and erect a new part two storey, part single storey rear extension across both properties.

In the refused application ref. 20200974 the extension was to be full width plus a bit more to the side at ground floor and full width at first floor. The depth at ground floor was 5.1m and at first floor 3.7m. It was

5.5m in height to the top of its flat roof design and 2.6m to top of the flat roof at ground floor. There was to be large glazed door areas at ground floor in the rear and two windows at first floor:



In the current proposal the extension has been revised. At ground floor the extension would still be full width (plus slight extension out to the side at no. 25) and be 5.1m in depth but at first floor level the extension would no longer be full width and would be set in from the flank elevations – 800mm in the case of no. 25 and 1m in the case of no. 26. The roof of the extension has been amended from a flat roof to a pitched roof. The height of the extension has been amended from 5.5m to 5.8m to the top of the pitched roof (4.7m to the eaves). It would have doors and glazed panels at ground floor and traditional sash windows at first floor:



The principal issues in the assessment of this application are:

- Design and Heritage including whether the proposal would preserve or enhance the character or appearance of the Windmill Hill Conservation Area;
- Amenity of Occupiers;
- Amenity of Neighbouring Properties; and
- Parking and Highways.

Design and Heritage

The extension has been much improved in design. Due to the reduction in width at first floor level of the extension with it now being set in from both sides and the proposed pitched roof in place of a flat roof, along with a slight reduction in depth, the extension now appears as a much more subservient and sympathetic addition which would be in keeping with the scale and character of the host dwellings. The extension would allow a large part of the rear elevations of both properties to still be visible.

A key point in the assessment of an extension on the rear of these properties at first floor level and above is the visibility of the rear of the properties from Parrock Road as are some of the other neighbouring paired

villas and the impact on views from just outside of the Conservation Area looking into it. With the previous application the flat roof of the extension would have been visible which would have not been acceptable due to its poor design and which would have disrupted the rhythm of the rear elevations when viewed from Parrock Road. However, now due to the reduction in size and bulk of the extension and the improved pitched roof design which would sit low down in the rear elevation, it is considered the character of the rear of this pair of villas would not be harmed nor would the views of these and the other neighbouring villas when viewed from outside the Conservation Area looking in.

The ground floor element of the extension is considered acceptable in terms of its scale and design being at ground floor level and being located to the rear of the existing side porch extension.

In terms of materials, it is proposed to remove the existing render on the elevations of both properties and restore to the original London stock brick. The removal of the existing render would require permission on the front elevation only due to the Article 4 Direction in place. The removal of the render and restoration to the original London stock bricks is considered a sympathetic alteration. The proposed extension would be faced with London stock brick to match what will be the (new) existing face of the dwellings.

The redesign of the existing side porch is modest and acceptable and would reduce its existing roof form with a lower profile.

In respect of design and heritage issues the proposal in its revised form with reduced scale and more sympathetic design is considered to be acceptable with regards the scale and character of the host dwelling, the streetscene and would preserve the character and appearance of the Windmill Hill Conservation Area. In this regard the proposal has resolved the issues which formed ground of refusal no. 1 of application ref. 20200974.

Amenity of Occupiers

In the previous refused application ref. 20210974 the proposal was for one additional bedroom for each property at first floor increasing them both from three to four bedrooms. As four bedroom properties the minimum garden area and depths that needed to be achieved increased compared to three bedrooms. Both properties would have still met the minimum garden depth for four bedroom dwellings but both would have been undersized in terms of garden area. No. 25 would have been undersized by 37.29 sq.m and no. 26 by 36.3 sq. m. The proposal would have therefore provided unsatisfactory living conditions for occupiers.

In this revised application no new bedrooms are now proposed. The first floor of the extension would provide two study's. As such both dwellings would remain as three bedroom properties. SPG2 states that for a dwelling with three bedrooms the minimum garden area is 60 sq. m and the minimum rear garden area is 10 sq. m.

No. 25 currently has an existing garden area of 64 sq. m and rear garden depth of 13.8 m. With the proposal the area would remain at 64 sq. m and the depth would be 13.1m. The minimum sizes of SPG2 would still therefore be met.

No. 26 currently has an existing garden area of 68.9 and rear garden depth of 14 m. With the proposal the area would be 64 sq. m and 13.8m in depth. The minimum sizes of SPG2 would still therefore be met.

As such it is considered the proposal would provide satisfactory living conditions for existing and future occupiers and in this regard the proposal would be compliant with Policy CS19 (LPCS) and therefore the matters relating to ground of refusal no. 2 of refused application ref. 20200974 have been addressed.

Neighbouring Amenity

With regards previously refused application ref. 20200974 this was not considered an issue and did not form a ground of refusal. It needs to be seen however, whether the proposal in its revised form would have

any impact on neighbouring amenity.

No. 24 South Hill Road to the north-west and no. 27 South Hill Road to the south-east are the neighbouring properties either side of the application site.

No. 24 South Hill Road

The proposed first floor element of the rear extension would not extend beyond the 45 degree line from the nearest first floor window on the rear of no. 24 (bathroom) on either plan or elevation, thereby denoting there would be no overshadowing or overbearing impact and it is in any case a non-habitable room. The extension would be set in 800mm from the flank of no. 25 which is itself detached from no. 24 by 1.3m. The roof form of the extension would also be pitched and therefore sloping away from no. 24.

The ground floor element of the extension from the rear would be 5.1m in depth and the existing ground floor extension at no. 25 is 5.3m in depth so the ground floor element would be of slightly less depth than the existing. No. 24 itself has a single storey rear extension which is the same depth as the existing at no. 25 (5.3m) and so the ground floor element of the extension would have no impact on the window in the rear of that extension.

In the existing main side elevation of the application site facing no. 24 there is one window which serves a landing. In the proposal it is proposed to add a new window to serve the bathroom at first floor which is to be obscured glazed. There are no windows in the flank of no. 24 facing the application site. Subject to a condition that the window is obscure glazed and non-openable below a level of 1.7m above the adjacent internal floor level then it is considered such a window would not cause any loss of privacy to no. 24.

No. 27 South Hill Road

This property is divided into flats. At ground floor there is a single storey rear extension which has a window in its rear elevation and serves a kitchen for the ground floor flat. At first floor the nearest window to the application site serves a kitchen/diner for a separate flat as does the door in the flank elevation at first floor level. In respect of the nearest first floor window on the rear of no. 27, the proposed first floor extension would not extend beyond the 45 degree line from the nearest first floor kitchen/diner window on either plan or elevation thereby denoting there would be no overshadowing or overbearing impact. In terms of the kitchen window in the rear of the single storey rear extension due to its location in the rear of the single storey extension which is only 1m less than the proposed single storey element of the extension at no. 26, there would be no overshadowing caused to that window.

In the existing main side elevation of the application site facing no. 27 there is a window at ground floor serving a kitchen and a window at first floor serving a landing. It is proposed to install a new window in the flank elevation facing no. 27 to serve a bathroom which it is stated will be obscure glazed. In the flank elevation of no. 27 facing the application site there is a door serving the kitchen/diner. The main window serving this room is on the rear of the property. The proposed window would serve a non-habitable bathroom window. Subject to a condition that the window is obscure glazed and non-openable below a level of 1.7m above the adjacent internal floor level then it is considered such a window would not cause any loss of privacy to no. 27.

Overall therefore, it is considered the proposal would not impact on the amenity or privacy of any neighbouring properties and in this respect the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highways

Both properties would remain as three bedroom dwellings. Therefore, with no increase in bedrooms or existing parking being altered the proposal would not raise any parking or highway safety issues and in this regard the proposal is compliant with saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is now of a reduced scale and subservient design compared to the previously refused application. It is also now not proposing any additional bedrooms and so there is no need for a greater sized garden area. The extension is now considered in keeping with the scale and character of the host dwellings and would therefore not be harmful to the streetscene and would preserve the character and appearance of the Windmill Hill Conservation Area. As no new bedrooms are proposed the garden area would be sufficient for both properties and would therefore provide sufficient amenity for occupiers. The proposal is also considered to not harm the amenity or privacy of any neighbouring properties, subject to conditions and is acceptable in terms of parking and highway safety. As such the proposal is compliant with local and national planning policy.

For detailed conditions and informatives, see draft Decision)

Recommendation: Permission

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	16th December 2021	Dated:	16th December 2021