

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250209

**Location:** 33 Bellman Avenue Gravesend Kent DA12 1RF

**Description:** Demolition of rear extensions and Erection of a Hip to Gable Roof Extension, two storey rear extension, installation of no.4 roof lights in front roof slope and conversion of roof into habitable rooms.

**Applicant:** Mr Ben Trench

**Site Visit Date:** 18.03.2025

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### Submitted Documents/Plans

- Application Form
- Drawing No: BT01 (Site Location Map)
- Drawing No: BT09 (Proposed Side Elevation Facing No 35)
- Drawing No: BT08 (Proposed Side Elevation Facing No 31)
- Drawing No: BT07 (Proposed Rear Elevation)
- Drawing No: BT06 (Proposed Front Elevation)
- Drawing No: BT05 (Proposed First Floor Plan)
- Drawing No: BT04 (Proposed Ground Floor Plan)
- Drawing No: BT03 (Existing Ground Floor Plan and Elevations)
- Drawing No: JH02 (Existing and Proposed Block Plans)

### Relevant Planning History

No relevant planning history.

### 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

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

## Other material considerations

### National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

## Consultations, Publicity and Representations

### Local Ward Councillors

No comments received.

### Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 11.04.2025 and one objection was received.

The main points raised in the objection were:

- Loss of Light to a neighbouring garden
- Extension will be built over a main drain
- Proposed out of character with the existing bungalow

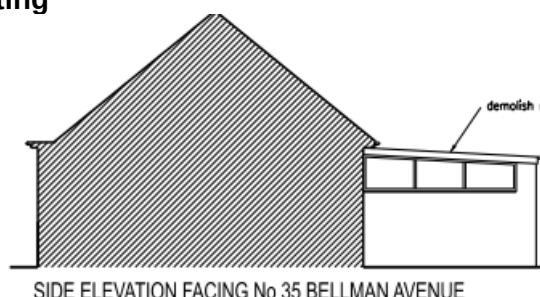
Some of the points raised are not material planning considerations. Drainage is not a planning consideration however should permission be forthcoming then an informative relating to building control would be included as drainage falls within BC's remit.

## Analysis

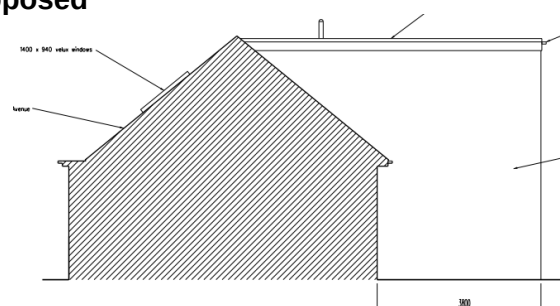
### Proposal

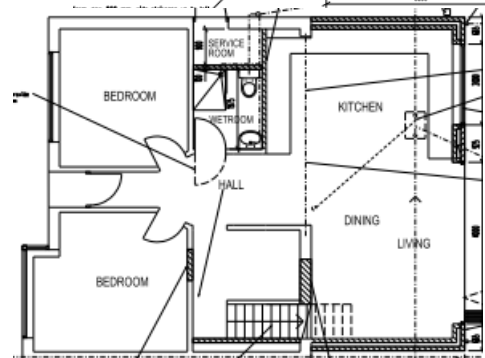
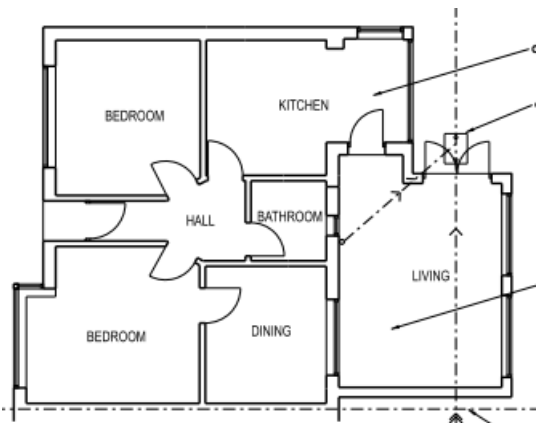
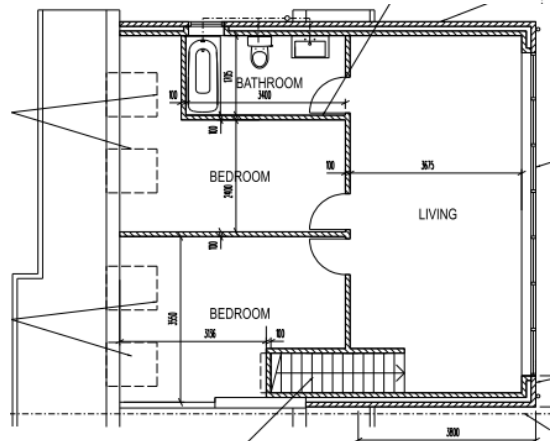
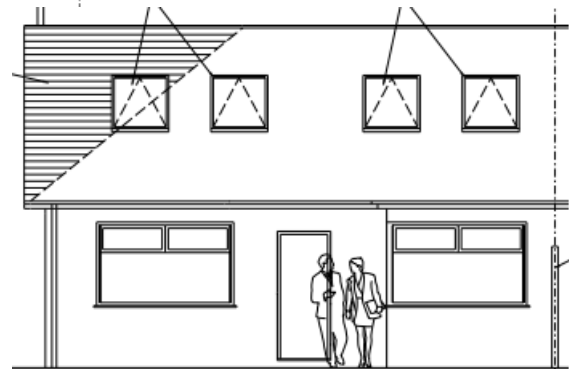
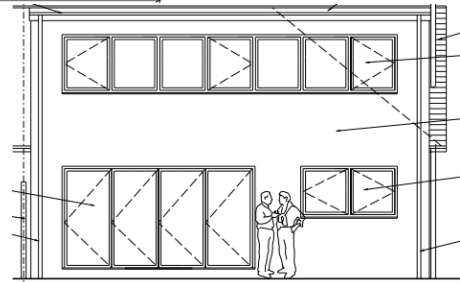
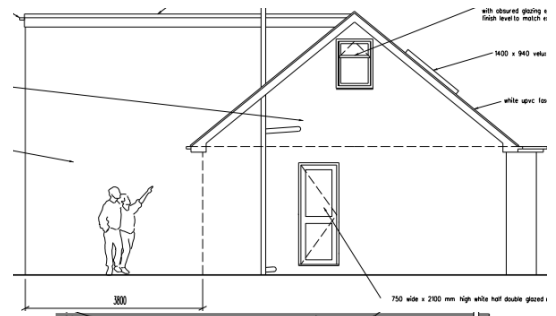
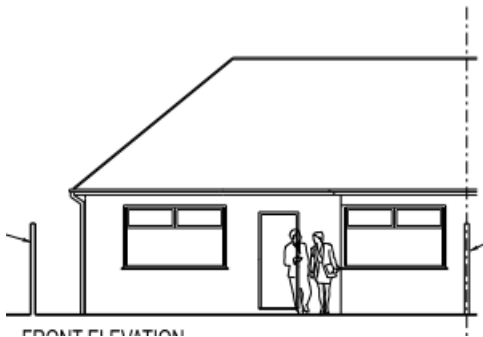
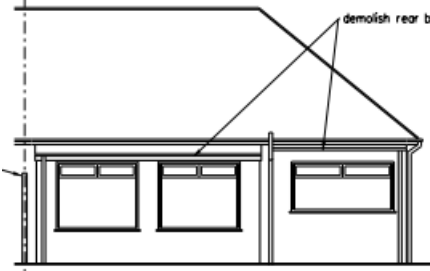
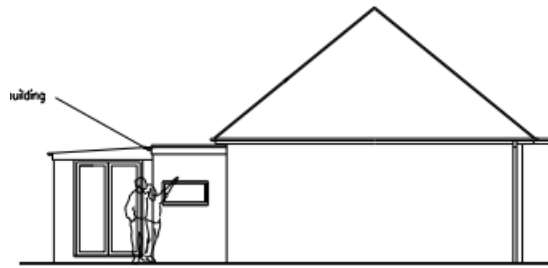
The proposal seeks to demolish an existing rear projection, carry out a hip to gable alteration and erect a flat roof two storey rear extension with four roof lights in the front roof slope and conversion of the roof into habitable rooms.

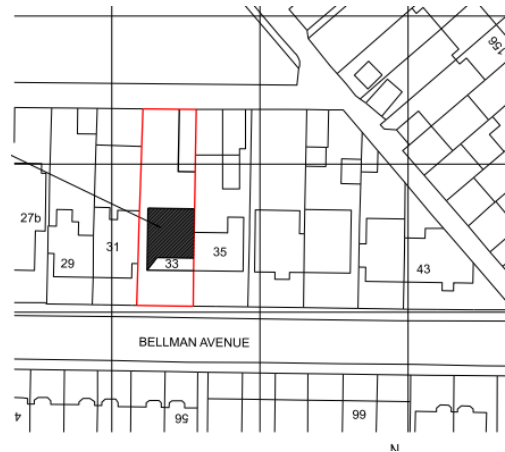
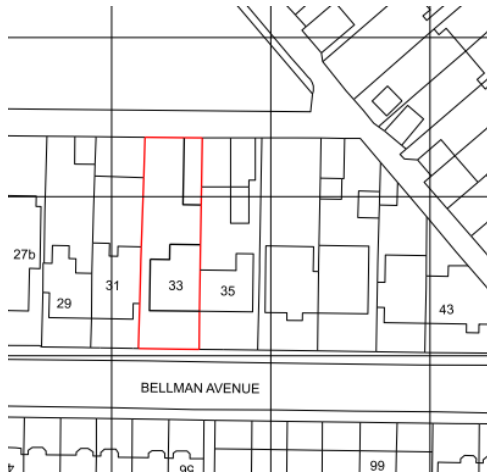
#### Existing



#### Proposed

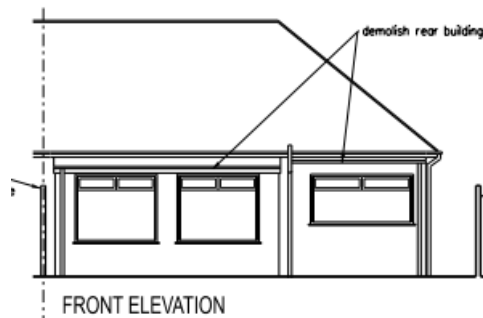






### Procedural Matters

It is noted that the existing rear elevation has been incorrectly annotated on drawing no: BT03 as “Front Elevation”



The agent has not been asked to correct this as it is not considered to impact the assessment.

### Character and Appearance

The application site is a semi-detached bungalow in use as a single family dwelling. The northern side of the highway comprises semi-detached bungalows with hipped roof forms and the southern side of the highway comprises rows of two storey terraced houses with gable ends.



Some of the bungalows in the road have carried out hip to gable alterations and erected rear dormers, namely No.41 Bellman Avenue as can be seen in the below image.



The proposed hip to gable alteration in this instance would have an unbalancing affect on the semi however such an alteration can be carried out without the benefit of planning permission and so a refusal on this basis alone is not something which could be defended at appeal.

Equally the insertion of roof lights, provided they do not project more than 0.15mm from the front roof plane would be permissible under permitted development conditions and so this element of the proposal is considered acceptable.

To the rear of the application site, the proposal seeks to erect a 3.8m deep, flat roof, two storey extension. Such an extension is unacceptable in terms of design and gives the rear elevation an alien appearance which is not only harmful to the existing bungalow but also to the neighbouring property to which it is attached.

The extension almost gives the rear elevation the appearance of a block of flats with its large boxy appearance and unbroken fenestration at first floor level. The original roof form is barely visible from the rear elevation and is overwhelmed by a large expanse of built form.

The proposed extension is totally unacceptable in terms of design, character and appearance. The Council's adopted design guidance 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 flat roof form does not respect the existing roof form, the scale and bulk of the proposal is harmful to the dwelling and constitutes an incongruous addition.

The proposed extension due to its bulk, scale and design would result in a development which is not subservient to the original dwelling and harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

#### Amenity of Future Occupiers

Post development the resultant garden area is sufficient to meet the needs of the development. In terms of the resultant bedroom spaces, they would comply with the requirements of the nationally described space standard and so the proposal is considered to adequately safeguard the amenity of existing and future occupiers.

### Neighbouring Amenity

The application site is located between Nos 31 and 35 Bellman Avenue.

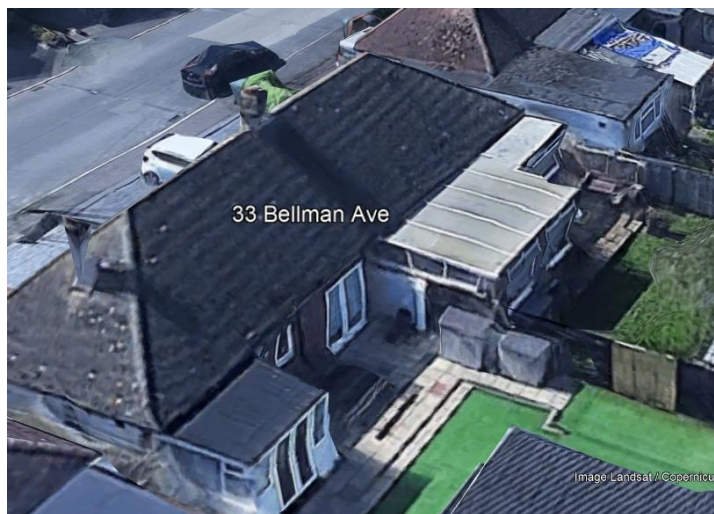
No 31 Bellman Avenue is situated to the west of the site and is situated further forward towards the highway compared to No.33. No.31 currently has a single storey rear projection in place which is shown on the proposed block plan as reaching the same projection of the proposed extension.

The proposed development would not introduce any windows in the flank elevation and so there are no concerns relating to loss of privacy from flank windows however there will be a living room introduced at first floor level which will be explored later in the report.

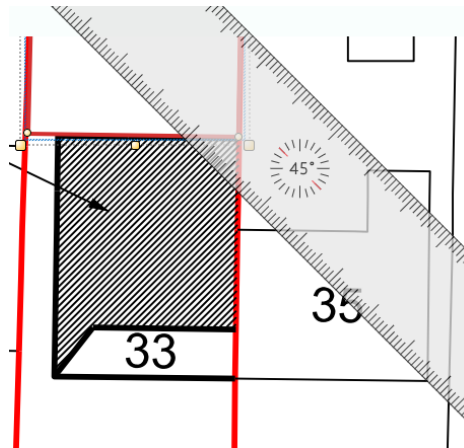
The proposed extension would not result in any more shadowing than is already experienced at the application site. On balance the proposed development would not impact light or outlook currently enjoyed by No.31.

No 35 is adjoined to the application site and is located to the east. The proposed extension will be built on the shared boundary with No. 35 and the extension will therefore be in close proximity to No.35. There is currently a 3.8m deep conservatory which is built along the common boundary shared with No.35 and so it is important to ascertain whether the proposed would cause anymore overshadowing/loss of outlook compared to the existing.

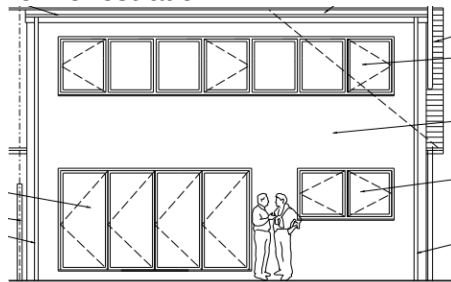
Firstly it should be noted that the proposed extension will be set over two storeys which will result in an overbearing and unneighbourly form of development, this would create a sense of enclosure. Furthermore the extension will be of solid brick construction as opposed to the mainly glazed and translucent conservatory which will further result in a loss of light and outlook currently enjoyed by No. 35.



At present the window closest to the boundary appears to serve a living area which is a habitable room and this would lose its outlook as can be seen from the below 45 degree calculation.



The proposal also shows that the first floor element of the extension will serve a living room which will be served by a vast expanse of unbroken fenestration.



This is a concern for neighbouring privacy. The vast expanse of fenestration will give the perception of overlooking for adjoining properties to an unacceptable level. It is important to note that Living rooms experience more intense use in comparison to bedrooms, especially during daylight hours when neighbours could be expected to use their private garden space. This would result in neighbouring users feeling a sense of overlooking into their private amenity space.

Due to its close proximity and height, the proposed extension will result in an increased sense of enclosure and unacceptable harm to the occupants of No.35 Bellman Avenue. Furthermore, the proposed living room at first floor level will result in direct and perceived overlooking thus impacting the privacy of adjoining occupier's contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.

### Parking and Highways

The application site currently benefits from off road parking to the property frontage and so it is evident that there is adequate off road parking to meet the needs of the development.

The proposal therefore complies with KCC Parking Standards 2006.

### **Conclusion & Recommendation**

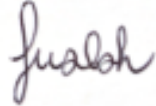
The proposal is recommended for refusal owing to the below grounds:

The proposed extension due to its bulk, scale and design would result in a development which is not subservient to the original dwelling and harmful to the character and appearance of the host dwelling and wider area contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance 2021 and Para 131 of the National Planning Policy Framework 2024.

Due to its close proximity and height, the proposed extension will result in an increased sense of enclosure and unacceptable harm to the occupants of No.35 Bellman Avenue. Furthermore, the proposed living room at first floor level will result in direct and perceived overlooking thus impacting the

privacy of adjoining occupiers contrary to the requirements of SPG2- Residential Layout Guidance 2020, CS19 Local Plan Core Strategy 2014 and Para 135(f) of the National Planning Policy Framework 2024.

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

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 29.04.2025                                                                        | <b>Dated:</b>       | 01 May 2025                                                                         |