

Delegated Report

Householder Planning Application

Planning Application No: 20250210

Location: 42 Denton Court Road Gravesend Kent DA12 2HS

Description: Erection of two storey side extension and single storey rear extension.

Applicant: Mr Michael De-Waal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 06/03/2025;
Drawing Number 42-DENOTN COURT ROAD-01 (Floor Plans, Elevations and Block and OS Plan – Existing); and
Drawing Number 42-DENOTN COURT ROAD-02B (Floor Plans, Elevations and Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240428	Erection of a two storey side extension to form lounge/diner area and w.c. on ground floor with 2no. bedrooms on first floor and en-suite.	Refused	09.07.2024
		Dismissed on Appeal	09.12.2024
20230204	Cross over to create vehicular access with hard standing.	Certificate Granted	18.05.2023

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)

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 1st April 2025.

Preliminary Matters

Previous application 20240428 for 'Erection of a two storey side extension to form lounge/diner area and w.c. on ground floor with 2no. bedrooms on first floor and en-suite' was refused for the following reasons:

1. *The proposed two storey side extension, by virtue of its design, is considered to be an incongruous, disproportionate and bulky addition which is not subservient to the host dwelling and as such is harmful to the character of the host dwelling and also to the wider street scene. Therefore, the application is considered to be contrary to Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2024).*
2. *Due to the substandard distance from habitable room to neighbouring habitable room, the application does not safeguard the privacy of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2024).*

A subsequent appeal (no APP/K2230/D/24/3347911) was dismissed for the following reasons:

Character and appearance

5. *With this in mind, I am satisfied that a scheme of broadly similar nature could be formed to the side of the appeal property. However, although the front elevation of the proposal before me would be set back from*

the principal elevation of the host dwelling, the ridge height would be flush with the original ridge line. Consequently, the development would lack subservience at roof level, which would detract from the visual amenity of this prominent building at the end of the cul-de-sac.

6. Moreover, the raising of the eaves to accommodate the set back results in a jarring appearance that disrupts the uniformity and horizontal emphasis of the property. Finally, the front elevation is poorly fenestrated, with windows that do not reflect the proportions of others on the existing house, together with a large area of blank wall at first floor level, which causes an harmful imbalance between the new and existing built form. Overall, such design elements lack architectural subtlety, to the detriment of the existing dwelling and the surrounding area.

7. Consequently, there would be harm to the character and appearance of the house and local area, in contravention of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 (CS), which seeks to secure proposals of acceptable scale and appearance. The scheme would also be inconsistent with the advice in the National Planning Policy Framework (the Framework), which states that good design is a key aspect of sustainable development.

Living conditions

8. The window serving bedroom 1 on the proposed floor plan would be afforded a view towards the first floor openings of 30 and 32 Artemis Close, which also appear to serve habitable accommodation.

9. The flank wall of the scheme tapers such that the aspect towards no. 30 would be oblique due to the angle and separation involved. However, I am more concerned with the proximal window in the front elevation of no.32, where the relationship is more direct and the distance much closer. To my mind, the new bedroom window would increase the potential for privacy issues between the dwellings, where presently none exists, which would be deleterious to the living conditions of the occupants of 32 Artemis Close.

10. On this basis, the scheme would contravene Policy CS19 of the CS in relation to the protection of amenity. It would also be inconsistent with the Framework, which advocates safe and healthy living conditions.

The current proposal looks to overcome these issues.

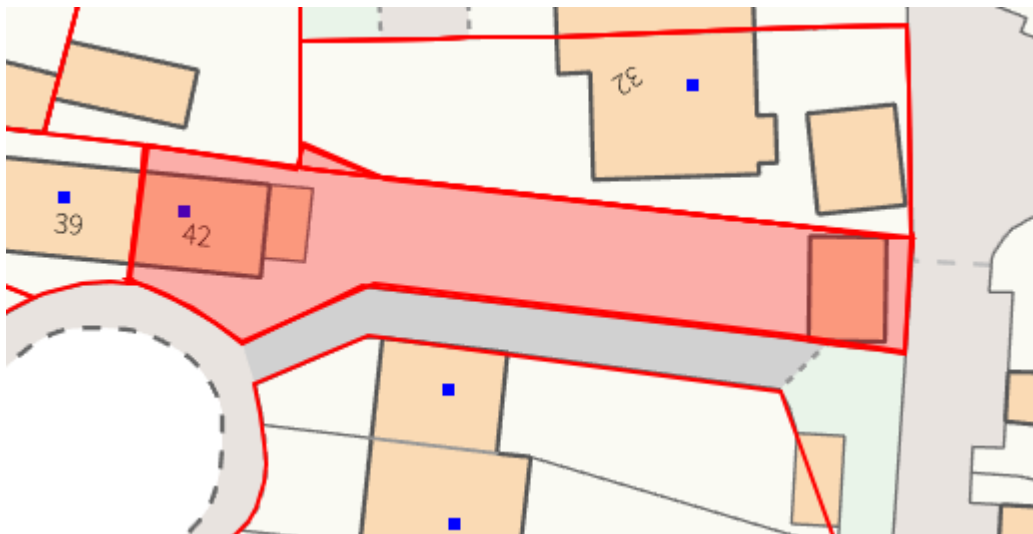
Officer's Analysis

Design, Character and Appearance

42 Denton Court Road is a two semi-detached house located on the Northern side of the highway. The property is soft landscaped to the frontage with a lean to projection from the flank boundary which the application looks to demolish.



Due to the orientation of the application site, the private amenity area is located to the Eastern side.



The application proposes the erection of a two storey side extension and a single storey rear extension.

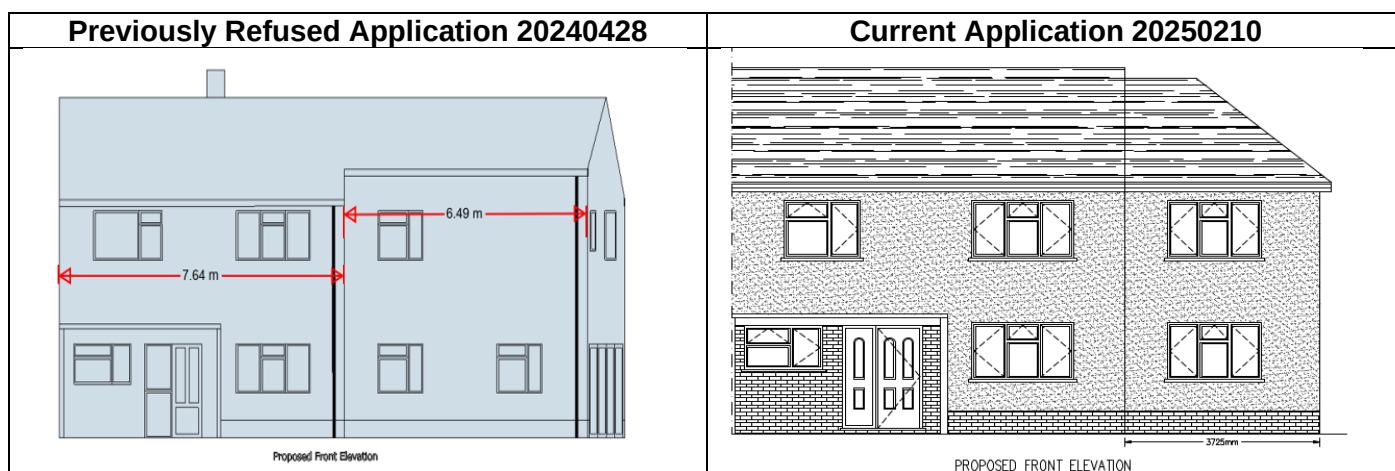
The roof of the proposed two storey rear extension would have a maximum height of 7.38m and an eaves height of 4.97m, with a set down of 0.2m from the host roof. The proposed extension would measure 4.72m in length and project from the flank elevation by 3.7m, less than half the 7.5m width of the host dwelling. The extension will be set back from the original front elevation by 0.48m.

To the ground floor, the extension would create space for a larger lounge area. There will be a window to the front elevation and bi fold doors to the flank elevations leading to the private amenity space. To the first floor, the extension will create space for a third bedroom with en-suite. There will be a window to the front elevation serving the bedroom and a window to the rear elevation serving the WC which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The extension would be constructed with a rendered finish to match that of the host dwelling.

The single storey rear extension would have a flat roof at a height of 2.82m, a width of 5.9m and would project from the rear elevation by 1.83m. The extension would create space for a larger kitchen and a W/C. There would be a roof lantern and a window to the flank elevation serving the W/C, which would be conditioned to be obscure glazed to Pilkington Level 3 or above. The extension would also be constructed with a rendered finish to match that of the host dwelling.

The previous application was refused as the side extension measured a greater width than half of the host dwelling which created an incongruous, disproportionate and bulky addition to the existing dwellinghouse which would not be sympathetic to the original house. The current application has reduced the width of the extension to below that of half of the host dwelling and as such is considered to have overcome the previous reason for refusal.:



The previous application was also refused as the roof of the side extension was not set down from the roof of the host dwelling. The current application has included a set down of 0.2m from the existing roof and as such has overcome this previous reason for refusal.

The previous application was also refused as the proposed windows did not align with those of the host dwelling which would create an unbalanced appearance with a large, blank façade which of poor design and is detrimental to the existing dwelling. As shown in the elevations above, the current application has addressed the issues raised in the previous application and the windows are now considered to be aligned with those of the host dwelling and are not detrimental to the dwelling.

Lastly, concerns were raised within in the appeal report with the 'raising of the eaves to accommodate the set back results in a jarring appearance that disrupts the uniformity and horizontal emphasis of the property'. As also shown in the elevation plans above, the proposed eaves are in line with those of the host dwelling as such have addressed the above concern.

Overall, it is considered that the current application has addressed the reasons for refusal from the previous application and as such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The application 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).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from two to three. Gravesham's Residential Layout Guidelines state that the garden space for a property with three bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 60m squared.

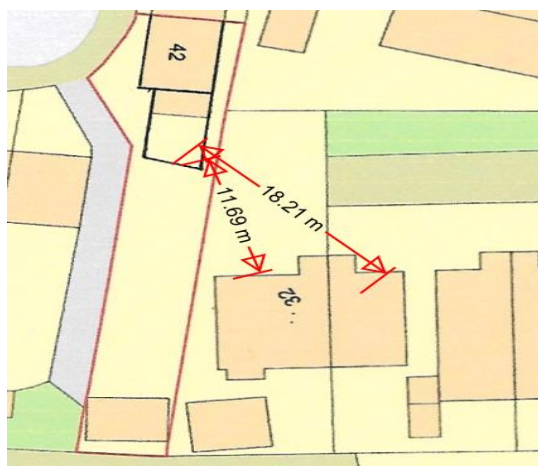
Post development, the garden has a remaining area of approx. 159.83sqm and a depth of 25.68m in line with the recommended guidelines.

Furthermore, all proposed room sizes are in accordance with Gravesham's Recommended Layout Guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2024).

Neighbouring Amenity

The previous application was refused as the proposal introduced a habitable window at first floor level which failed to meet the required 21 metres from neighbouring habitable windows. Of particular concern was the first floor window of neighbouring property 32 Artemis Close:



The current application has removed the proposed first floor habitable window and is therefore considered to have overcome this reason for refusal.

As such the application is considered to be in accordance with Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (2024).

Parking and Highways

The application increases the number of bedrooms at the property from two to three and as such, the parking requirements at the property would increase from 1.5 spaces to 2 spaces.

Whilst there is currently no existing parking provision the property, and lawful development certificate has been granted to create a driveway. Any parking provision in this location is considered advantageous.

Therefore, there are no highways issues related to this application.

Conclusion

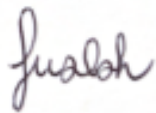
The concerns raised with the design of the two storey side extension and the detrimental impact on neighbouring properties of the previous application are considered to have been overcome and as such the application is in accordance with local and national planning policy.

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	28 th April 2025	Dated:	29 April 2025