



# Delegated Report

## Planning Application

**Planning Application No:** 20231268

**Location:** 232 Singlewell Road Gravesend Kent DA11 7RE

**Description:** Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

**Applicant:** Mr. Karran Singh Dulai

**Site Visit Date:** For previous application ref. 20231001

### Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Existing Floor Plans;
- Drawing no. 02 – Existing Elevations;
- Drawing no. 03 – Proposed Ground Floor Plan;
- Drawing no. 04 – Proposed First Floor Plan;
- Drawing no. 05 – Proposed Loft and Block Plan;
- Drawing no. 06 – Proposed Roof Plan and Elevation;
- Drawing no. 07 – Proposed Elevations;
- Drawing no. 08 – Proposed Elevation;
- Drawing no. 09 – Proposed Floor Plans and Elevations;
- Drawing no. 10 – Proposed Block Plan;
- Drawing no. 11 – Existing and Proposed Street Scene;
- Design & Access Statement; and
- Fire Safety Statement.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                            | Decision  | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20231001  | Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access. | Refused   | 30.11.2023    |
| 20000315  | Erection of a conservatory at the rear.                                                                                                                                                                                                                                                                | Permitted | 22.06.2000    |
| 19791017  | Erection of single storey extension at the side to form double garage wc and shed and single storey extension at the front to form enlarged bathroom porch and study single storey extension at the rear to form enlarged kitchen and dressing room                                                    | Permitted | 17.12.1979    |

## **Development Plan**

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network • T5 - Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment
- Section 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

## **Consultations, Publicity and Representations**

### Consultees

### GBC Highways Officer

It is noted that currently the property has three bedrooms and this will increase to a minimum of 5 with the current proposal, although other rooms could easily be repurposed for other uses, three studies in a single dwelling does appear to be excessive. As a minimum requirement 2 cycle parking spaces should be provided, but it is suggested that an additional two should also be provided to provide for some repurposing of rooms at a later date. This can be conditioned.

Details regarding the front boundary treatment are in my opinion imprecise and further clarification is required again possibly as a condition. None of the drawings provide an elevation of the front boundary treatment the only mention being on the block plan, of a 1.5 metre highwall with metal railing infill between piers. It will be necessary to protect 2m x 2m pedestrian visibility splays and this can only be done by either ensuring the boundary treatment is low or the brick piers are narrow with railings that have the vertical bars widely spaced, although ideally the wall should not exceed 850mm above footway. The use of gates would not be considered to be acceptable, and whilst none are shown, a condition preventing the installation of gates on highway safety grounds would be appreciated.

I see no reference to a bound permeable paving system for the driveway (suitable blocks with appropriate sub-base and base would be acceptable) and ideally this should be secured by condition to prevent surface water discharging onto the highway where it could become a hazard.

Given the number of rooms that could be repurposed and the size of the outbuilding in the rear garden. It is suggested that no commercial activity should take place at the property to give the planning authority the opportunity to consider the impact of any such use. This would include, but the list is not exhaustive, B & B, the letting of individual rooms as an HMO, the use of any part of the property as a gym for external clients, or the running a business of any kind from the dwelling.

#### GBC Environmental Protection

The comments and recommendations made for the previous (refused) application are re-iterated:

No objection to this application. The following conditions and informatives are recommended.

#### Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

#### Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on nearby residential dwellings during the development.

#### Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

#### Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should

clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk)

#### Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

#### KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals would have a significant below-ground archaeological impact due, in part to the likely past impact of development at the site, and I have no further comments to make in this case.

#### KCC Highways

The existing access will serve the replacement dwelling, with 2 parking space proposed in line with the requirements of Kent Residential Parking Standards (IGN3). Amendments are proposed to the boundary, with a 1.5m high wall proposed.

Pedestrian visibility splays of 2m x 2m behind the footway on both sides of the access with no obstructions over 0.6m above footway level must be maintained. Could a scaled plan be submitted demonstrating the pedestrian visibility splays can be achieved.

I look forward to further information being submitted to assist me in determining this application from a highway perspective.

#### KCC Flood & Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits; b) Waste development;
- c) The provision of dwelling houses where:
  - i. The number of dwelling houses to be provided is ten or more; or
  - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

#### KCC Biodiversity

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. Our comments below remain unchanged from the previous application (reference 20231001) as the proposed changes to the

current application do not impact the ecology of the site any more than the previous application.

The site consists of managed gardens and building which is to be demolished. We are satisfied that no ecological information is required as the garden is regularly managed limiting opportunities for protected/notable species to be established and images from Google Street View dated November 2022 show that the roof appears to be in good condition with no missing or lifted tiles, therefore we are satisfied that bat surveys are not required. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

### **Breeding Birds**

It is possible that breeding birds may be using the vegetation in the front and rear gardens. We advise that the following informative is included should planning permission be granted.

#### *Breeding bird informative – suggested wording*

*The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.*

*Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.*

### **Biodiversity Net Gain and Ecological Enhancements**

Under section 40 of the NERC Act (2006) and paragraph 180 of the NPPF (2023), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 186 of the NPPF (2023), the implementation of net gains for biodiversity should be encouraged.

There will be a loss of biodiversity with the removal of trees and shrubs from both the front and rear gardens. We advise that the impact from the loss of vegetation can be minimised through the inclusion of native planting in the gardens. A plan showing the planting of native species should be submitted if planning permission is granted.

We advise that the landscaping plan is secured with a condition if planning permission is granted and that other enhancements are also incorporated into a plan within the red line boundary, including bat and bird bricks, hedgehog homes and holes in close-board fencing, in addition to the native planting.

#### *Suggested condition wording*

*Within three months of works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in close-board fencing. The approved measures will be implemented and retained thereafter.*

### **Kent Fire & Rescue**

I can confirm that on this occasion it is my opinion that the emergency access requirements for the Fire and Rescue Service under the above Act appear to have been met.

Fire Service access and facility provisions are also a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

## Southern Water

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to [Developer.Services@southernwater.co.uk](mailto:Developer.Services@southernwater.co.uk)

Please note: There is a private communication pipe within the development site.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

[water.org.uk/sewerage-sector-guidance-approved-documents/](http://water.org.uk/sewerage-sector-guidance-approved-documents/)

[ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](http://ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS)

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

**Please note:** If the application at a later stage proposes the use of non-mains drainage, we will need to be re-consulted.

### Non planning consents:

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues/opportunities please email [KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk)

### No response from

- GBC Waste
- Natural England

### Neighbouring properties

13 surrounding properties were consulted with an overall consultation expiry date of 11/01/2024 – 5 responses received the comments of which can be summarised as follows:

### Comparison to previous scheme

- This application appears to be mostly be the same as before;
- Too big and imposing and displays a lack of neighbourly consideration;
- Can't see any great changes from the first proposal that was rejected, their concerns remain the same;
- Surprised application is back as it is exactly the same as previous submitted application, looks to be the same building height around 8.5m which is significantly higher than no. 230 and even than the bigger property at no. 234;

### Design, Character and Appearance

- Scale of new dwelling may not be in keeping with existing character of neighbourhood;
- Given the elevated drive from the road side this new development will be out of keeping with the local and premises nearby, will dominate the sky line and be very imposing on the road side;
- Too high;

### Neighbouring Amenity

- Cause overlooking to neighbouring properties and their gardens impacting on their privacy;
- Cause discomfort and infringe on their right to enjoy their property in peace;

- Block or reduce natural light to adjacent properties and gardens;
- Affect the quality of life in their home;
- Gym in rear garden may result in increased noise and disturbance with loud music;
- Would have to look at an unsightly outbuilding instead of trees;
- The size and massing of the plot will be out of keeping with premises on either side;
- Outbuilding excessively high and big and use may cause noise impact on them and overlook them, would like to see a lower design in height for both outbuilding and main residence building;
- Height of around 8.5m will completely oversize the neighbouring property at no. 230;
- Bigger property will result in significant increase in number of occupants which can increase noise from property affecting quality of life of surrounding residents;
- Many windows and balcony so high up will reduce privacy;
- Many windows and balcony so high up will reduce privacy for surrounding properties;

#### Parking and highway safety

- Parking in front garden should be assessed for impact on local traffic and parking congestion;

#### Biodiversity

- Construction of such extensive new buildings may lead to a loss of green space, which is vital for the well-being of already established nature, wild birds and the environment;
- Outbuilding would mean more trees would have to be destroyed;
- Too much loss of natural habitat;
- Building of such size together with driveway instead of front garden and significantly reducing rear garden area will have a negative impact on the environment;
- Less and less trees in the neighbourhood and constructing such monstrous buildings only makes matters worse;
- Increased cars will increase pollution in the area;

#### Non-material planning considerations

- Devalue their property;
- Construction work would cause dust and noise for neighbouring properties;

#### **Officer's Analysis**

The application site consists of a detached bungalow on the eastern side of Singlewell Road. The site is located in an Area of Archaeological Potential.

The proposal is for demolition of existing bungalow and erection of a two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

This is a re-submission of previous application ref. 20231001 which was refused on 27.09.2023 and was for demolition of existing bungalow and erection of a two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking and new boundary including existing access (same proposed description as ref. 20231001).

Application ref. 20231001 was refused on the following grounds:

*1. The proposed development by virtue of its scale, bulk, massing and design would be an overly dominant and incongruous form of development which would not be sympathetic to or in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).*

2. The proposed dwelling by virtue of its scale, bulk, massing, design and proximity to neighbouring dwellings would cause overshadowing, overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130(f) of the National Planning Policy Framework (2023).

It therefore needs to be seen whether this re-submitted proposal address these grounds of refusal and whether the all other matters remain acceptable or not.

The principal considerations in the assessment of the application are as follows:

### Principle of Development

The site is within the urban boundary of Gravesend which is covered by Policy CS02 (LPCS) which prioritises development in the urban area as a sustainable location for development. In summary therefore, it is considered that there is support for the principle of the development but all of the principle considerations will need to be looked at to assess whether it is acceptable in regard to them too.

### Design, Character and Appearance

This matter related to ground of refusal no. 1 of application ref. 20231001.

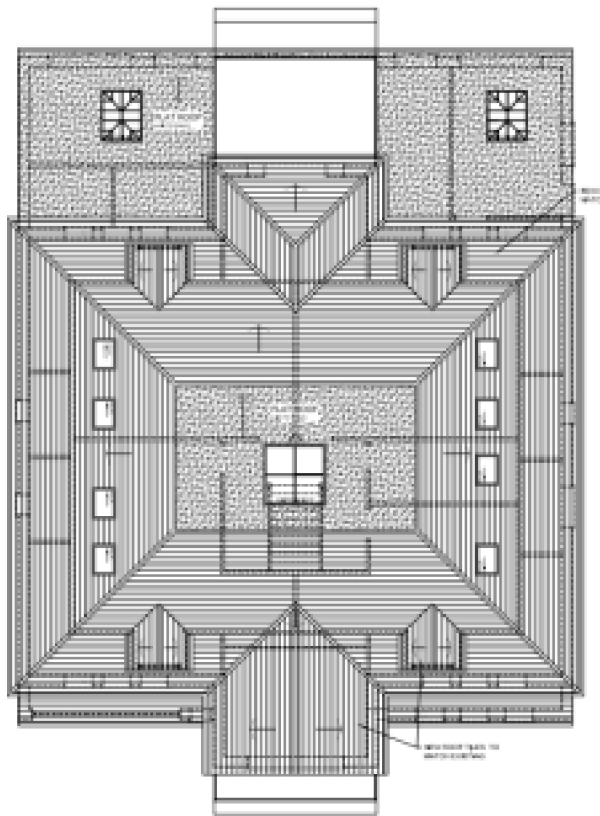
The existing, refused and proposed elevations and floor plans are as follows:

#### **Existing floor plans and elevations:**



Refused application ref. 20231001 of previous proposed replacement dwelling:

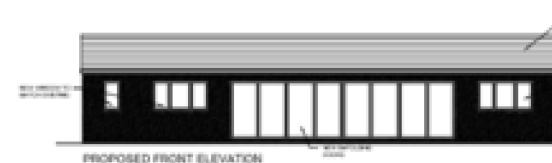
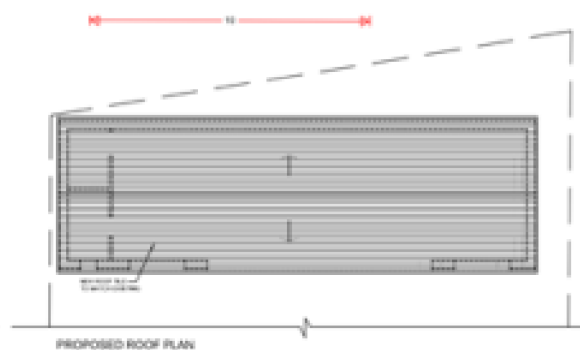
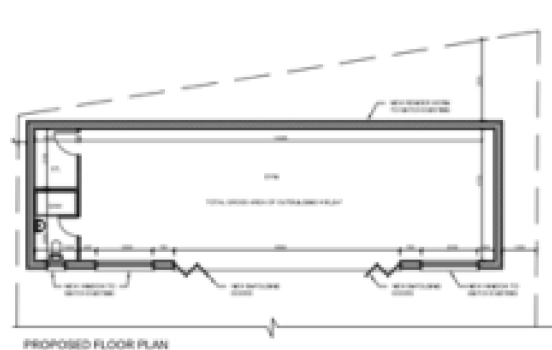
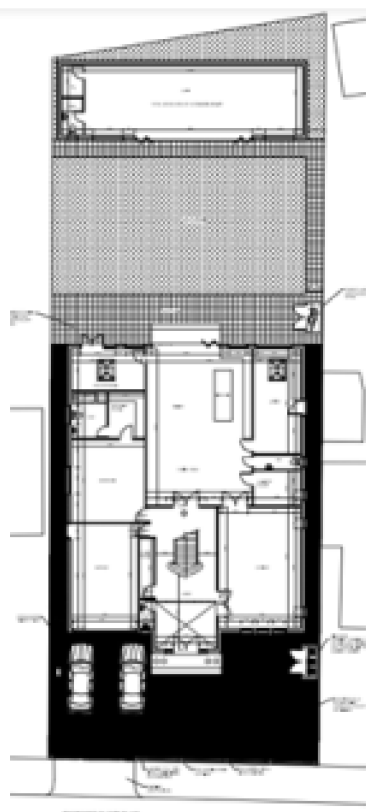




### Existing and Proposed Streetscene Views:



### Proposed block plan and elevations of outbuilding:



|                                                                                       |             |                                                                                                                                                                                                                      |      |
|---------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| DATE                                                                                  | DESCRIPTION | DATE                                                                                                                                                                                                                 | DATE |
|  |             | 401 Commonwealth Avenue<br>Cambridge, MA 02142<br>617-552-3000<br>617-552-3001<br><a href="mailto:info@dapinc.com">info@dapinc.com</a><br><a href="http://www.dapinc.com/dapinc.html">www.dapinc.com/dapinc.html</a> |      |
| PROJECT: 230 Seaboard Road<br>Groverland                                              |             |                                                                                                                                                                                                                      |      |
| DRAWING NO.:                                                                          |             |                                                                                                                                                                                                                      |      |
| PROPOSED FLOOR PLANS AND ELEVATIONS                                                   |             |                                                                                                                                                                                                                      |      |

**Proposed replacement dwelling subject of this application:**



PROPOSED FRONT ELEVATION



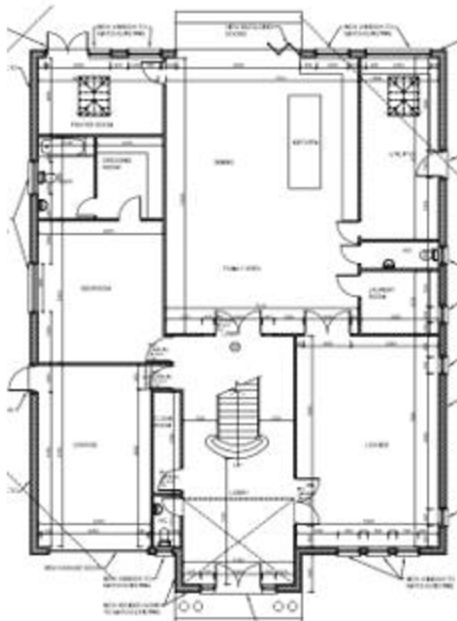
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



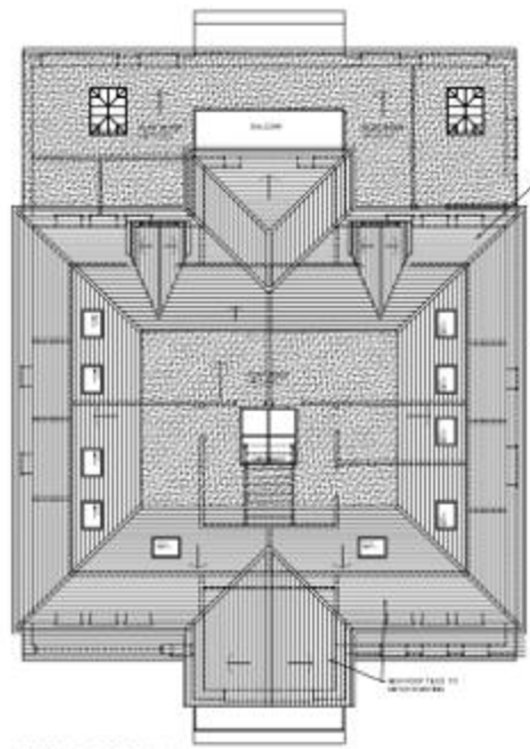
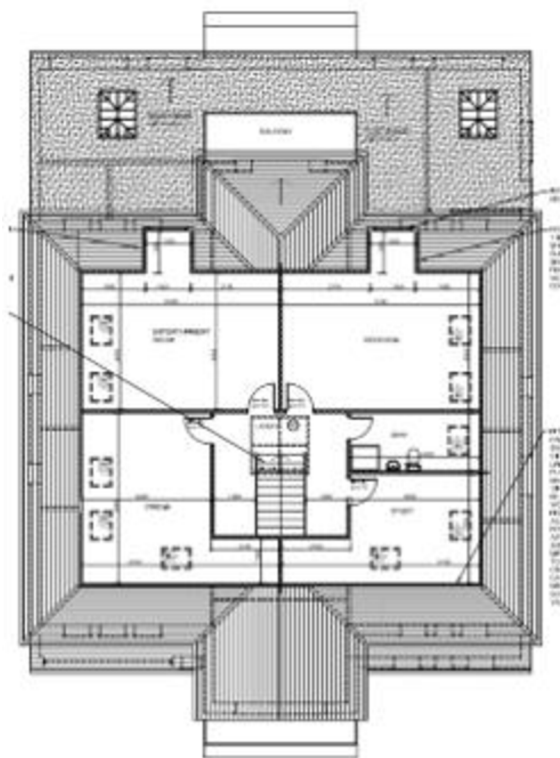
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



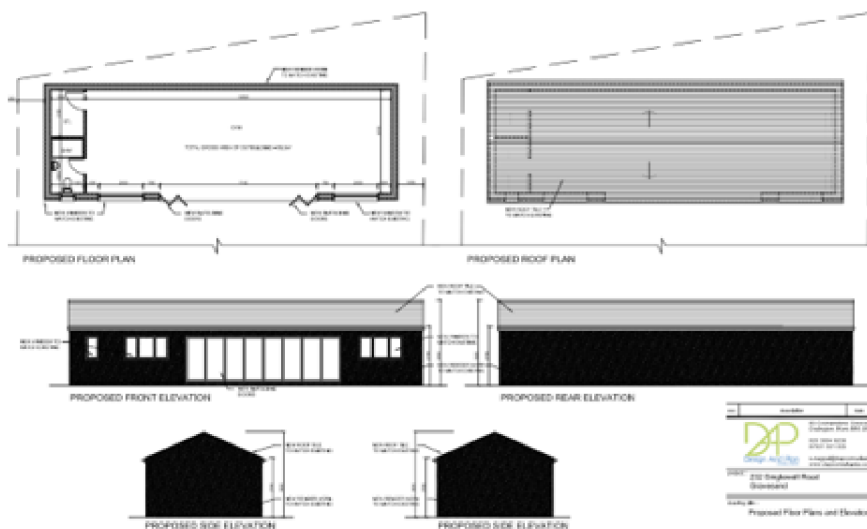
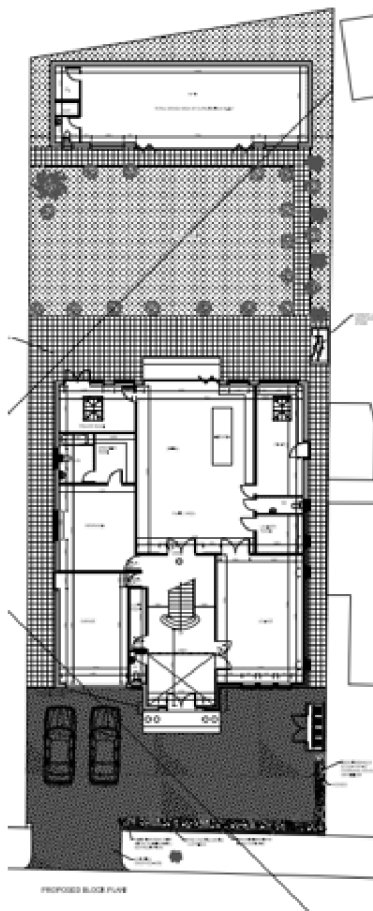
PROPOSED FIRST FLOOR PLAN



### Existing and Proposed Streetscene Views:



## Proposed Block Plan and Elevations of Outbuilding:



The application site is located on the eastern side of Singlewell Road some 175m south of the junction with Kings Drive. Currently the site consists of a detached bungalow which is 'mock Tudor' in design. The property has a large sized garden to the rear and to the front is a front boundary wall with soft landscaping behind and a hardstanding with a single vehicular access onto Singlewell Road.

The site has a frontage onto Singlewell Road of some 18m. To the north of the dwelling is a similar detached bungalow and further beyond that the properties up to the junction with Kings Drive are all either detached bungalows or detached chalet style bungalows with dormers providing a first floor level. To the south of the application dwelling the heights of the buildings change as the dwellings then become two storey. Opposite the site on the western side of Singlewell Road the properties are all also two storeys in height.

The proposal is for a detached two storey dwelling. The dwellings in Singlewell Road do differ significantly in design to the point where the street scene could reasonably be described as 'mixed'. The application property is the southernmost in a run of bungalows up to the junction with Kings Drive but then as stated to the south of the application the dwellings change to two storey. Therefore, the replacement of the existing bungalow with a two storey dwelling is acceptable in principle.

The issues in respect of design, character and appearance in the previous application were:

- The proposed dwelling was overly large in its immediate context, much taller than the neighbouring bungalow to the north no. 230 but also taller than the two storey property next door to the south no. 234 making it appear overly large and incongruous;
- The proposed dwelling was much larger than the surrounding dwellings even the two storey dwellings to the south, in respect of footprint and depth;
- The dwelling was so large it had a part flat/part pitched roof which was not in keeping with the roof forms in Singlewell Road;
- The full two storey height of the dwelling combined with a full deep roof with dormers added to the bulk and massing of the dwelling;
- The existing trees/shrubs in the front garden were to be removed and it all hard paved which would have led to a loss of the attractive character that the front garden which currently contributes to this part of Singlewell Road;
- Essentially in summary, the proposed replacement dwelling by virtue of its size, bulk, massing and design was an overly dominant and incongruous form of development which was not be in keeping with the immediate streetscene it would be situated in and the positive contribution that the existing dwelling makes to the streetscene would have been replaced with a development that would cause harm to the character and appearance of the streetscene.

In respect of the current proposal:

The proposed dwelling is still considered overly large in its immediate context. It is noted that it has been reduced in height (from 9m to 8.4m) and the height of the roof has consequently been reduced and the front dormers have been removed and replaced with rooflights. The dwelling has also been reduced in width (from 16.1m to 15.6m) and reduced in depth (from 20.9m to 20.3m). The balcony has also been reduced in depth.

Although the dwelling has been reduced in height by 600mm overall and the height of the roof has consequently been reduced, the proposed dwelling would not only still be much taller than the bungalow at no. 230 to the north but also still taller than the two storey chalet bungalow at no. 234 to the south. No. 230 is 6.7 in height, the proposed dwelling has been reduced from 9m to 8.4m in height and the two storey no. 234 to the south is 8m in height (according to the submitted streetscene plans). Although only 400mm greater in height than no. 234 and a less deep roof, this slight additional height combined with the full two storey design of the dwelling and an eaves height much higher than either no. 230 or 234 means it still appears overly large in its context between the bungalow at no. 230 to the north and a chalet bungalow design to the south at no. 234. Whilst it is appreciated that the site is located in Singlewell Road where there are a number of large two storey dwellings including such as no. no. 256 which is similar to the dwelling proposed here, it is the immediate context that the application site sits within that needs to be considered.

Dwellings such as no. 256 are located in the middle of stretches of full two storey dwellings in the streetscene. However, no. 232 is located south of a row of bungalows and north of the beginning of where the two storey dwellings start. Whilst it is appreciated that any replacement two storey dwelling would be

greater in height than the bungalows to the north, it is considered that care still needs to be taken to ensure the dwelling is not overly large in comparison to them so as not to be such a drastic change between the lower single storey dwellings in this part of Singlewell Road and the taller two storey dwellings. No. 234 which is the first two storey dwelling next to the existing run of bungalows which includes the application site is mostly a fairly modest two storey property with a part chalet style bungalow/part two storey element which represents a gradual increase in size between the bungalows and where the two storey dwellings start in this part of Singlewell Road.

Despite the amendments the proposed dwelling would also still be much larger than the surrounding dwellings, including the two storey dwellings, in respect of both footprint and depth. Although the roof has been reduced in height, the dwelling would be much deeper than any of the surrounding properties and so large that a part flat/part pitched roof is still proposed which is not in keeping with the roof forms in Singlewell Road and is unacceptable in design terms. The height, depth and footprint of the dwelling, part pitched/part flat roof design means the dwelling is still overly large in its context and of unacceptable design. It is noted that the front dormers have been removed and replaced with rooflights.

In respect of the front garden this would still be all hard paved with all the existing trees/shrubs removed with a new front boundary wall constructed but there would be new hedging installed behind the front boundary wall and along the southern side boundary. There would still be less soft landscaping in the front garden than currently exists however and it is considered the reduction in soft landscaping in the front garden would not only lead to a harmful impact on the attractive character that the front garden of no. 230 currently positively contributes to the streetscene but also serve to increase the harshness the proposed development in the streetscene.

The proposed outbuilding is the same location as previously proposed at the bottom of the rear garden and slightly smaller (16m in length, 5.2m in width and 3.9m in height - previously 17m in length, 5.3m in depth and same height of 3.9m). It is large but given the size of the plot it would not be overly out of keeping with it. There are other similar sized outbuildings in the rear of surrounding gardens such as at the neighbouring property to the south no. 234 Singlewell Road.

In summary, although there are large dwellings in Singlewell Road, the immediate context has to be considered. No. 232 is located in between bungalows to the north and two storey dwellings to the south. The amendments to the current scheme of a slight decrease in height, width and depth, a consequent reduction in the deepness of the roof, removal of the front dormers and a reduction in the depth of balcony are noted. However, the proposed dwelling would still be larger and more dominant than the surrounding dwellings. It would be greater in height, depth and footprint than the surrounding dwellings and also of greater bulk and massing.

The proposed replacement dwelling by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023). As such ground of refusal no. 1 of application ref. 20231001 has not been resolved.

### Amenity of Future Occupiers

#### *Internal Space*

The property would be a 5 bedroom, 10 persons, 3 storey dwelling. The Technical Housing Standards (THS) (2015) does not have a minimum figure for this exact type of accommodation but the nearest is a 5b, 8p, 3 storey dwelling which is 134 sq. m. The dwelling would have an internal floor area of 604.9 sq. so would far exceed the minimum standard and provide sufficient internal space for future occupiers.

The internal space standard of all the bedroom would be as follows:

Ground floor bedroom – 24.6 sq. m  
First floor bedroom in north-western corner – 19.1 sq. m  
First floor rear bedroom in north-eastern corner – 19.1 sq. m  
First floor rear bedroom in south-eastern corner – 19.3 sq. m  
Second floor bedroom – 28 sq. m

As can be seen all bedrooms would far exceed the minimum standards as set out in the THS (2015) for a double bedroom which is 11.5 sq. m.

#### *Private Amenity Space*

The dwelling would have 5 bedrooms. SPG2 (2020) states that for a property with four or more bedrooms there would be a minimum garden area of 100 sq. m and minimum rear garden depth of 10m. The garden area and rear garden depth would be as follows:

Garden Area – 389.4 sq. m

Rear Garden Depth – 20.3m - 22.5 m

The above includes the whole of the garden to the rear including the outbuilding and the area behind and to the side of it. Even if this is not included and it is only the garden area in front of the outbuilding that is calculated this would still be a garden area of 259.2 sq. m and depth of 14.4m.

The garden area and depth of the property would therefore far exceed the minimum standards as set out in SPG2 (2020).

In respect of the amenity of future occupiers the proposal would be compliant with Policy CS19 (LPCS).

#### Neighbouring Amenity

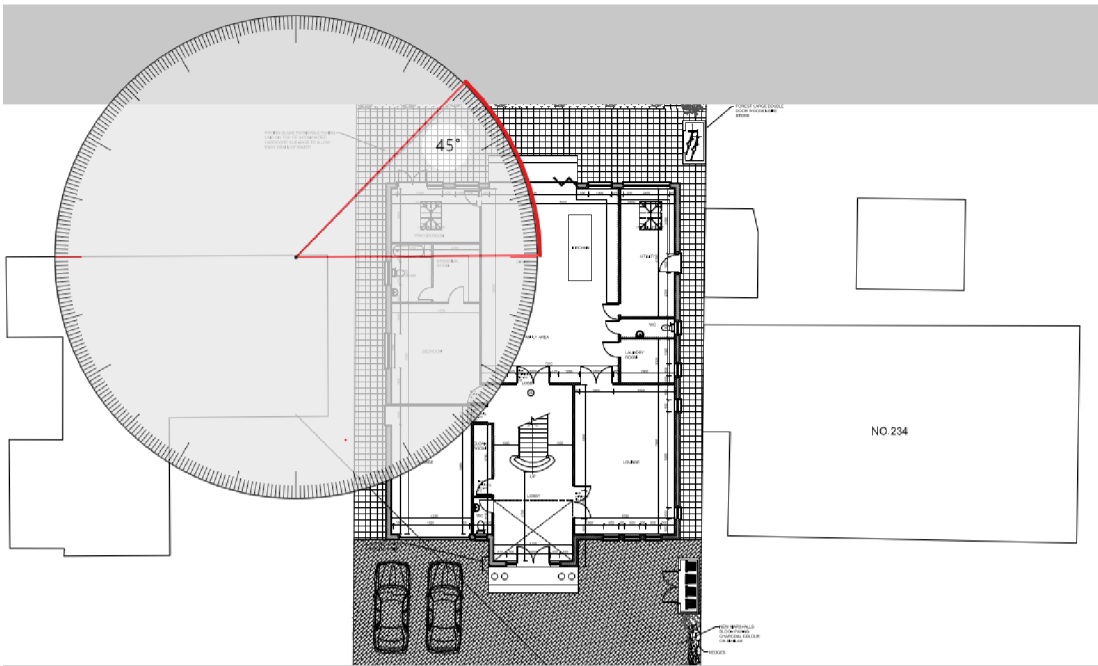
This matter related to ground of refusal no. 2 of application ref. 20231001.

Proposals for new development need to ensure that there would be no undue harm to the amenity and living conditions of neighbouring properties with regards overshadowing, loss of light, loss of outlook, overlooking etc. in order to comply with Policy CS19 (LPCS). SPG2 (2020) should be followed with regards privacy distances and overshadowing.

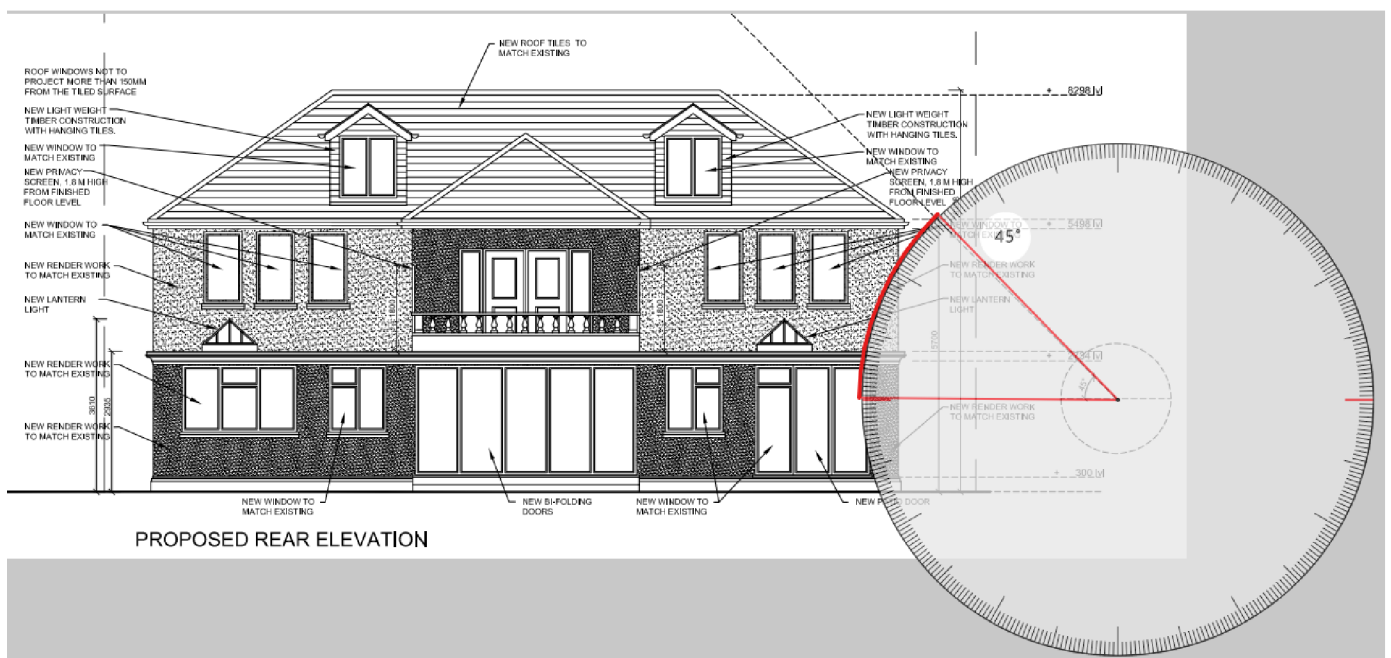
#### *No. 230 Singlewell Road*

This is the bungalow to the north of the application site. It has an irregular shaped plan form so that part of its front elevation sits further back than the other half of its front elevation. The 45 degree and 25 degree tests have been carried out as follows:

45 degree test on plan from nearest rear window:

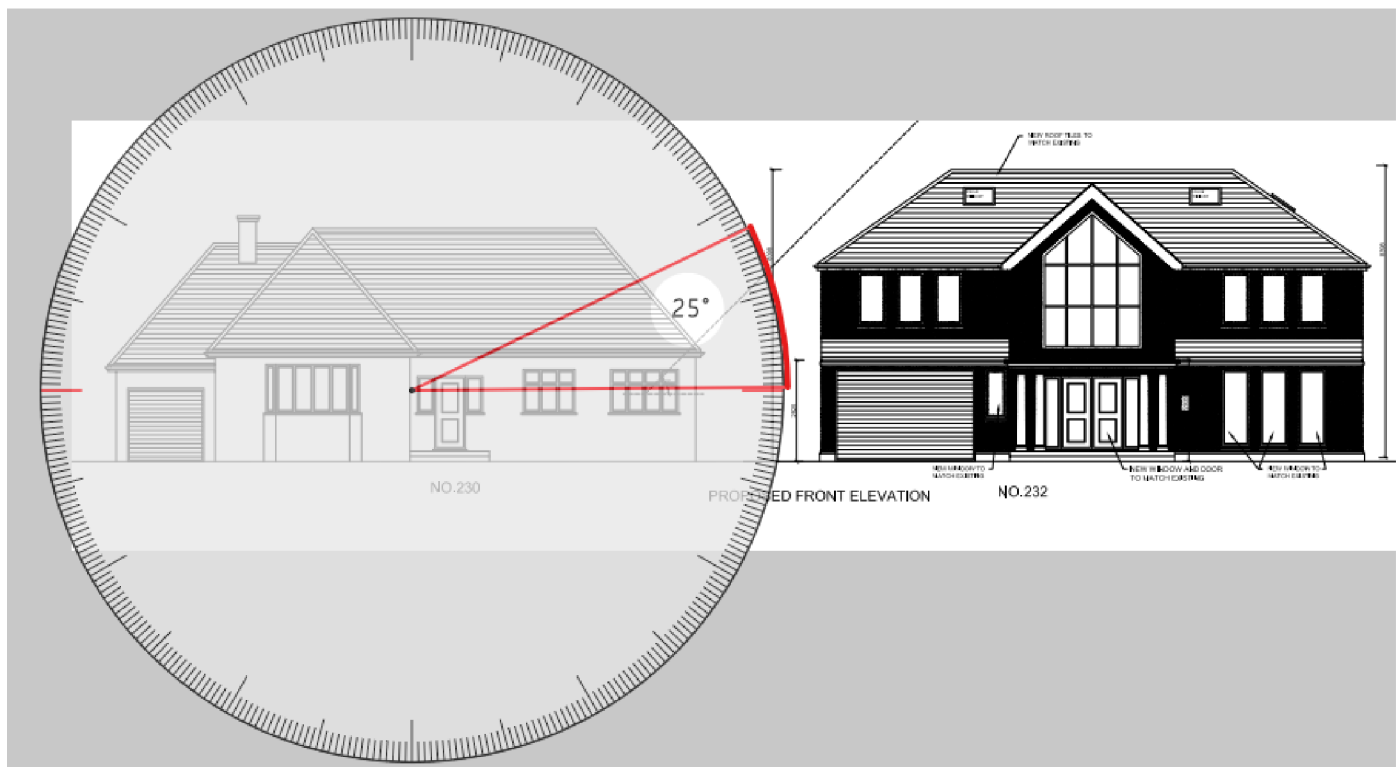


45 degree test on elevation from nearest rear window:



45 degree test on plan from nearest front window:





As can be seen the proposed dwelling would not now project beyond the 45 degree line from the nearest rear and front windows on both plan and elevation thereby denoting that the proposed dwelling would not cause actual overshadowing or loss of light to the nearest front and rear windows of no. 230.

The proposed dwelling, as before, would not project beyond the 25 degree line from the nearest perpendicular windows.

However and notwithstanding that the proposed dwelling has been slightly reduced in height (from 9m to 8.4m), width (from 16.1m to 15.6m) and depth (from 20.9m to 20.3m), due to its sheer size with the dwelling still being some 20m in depth and its height at 8.4m together with its proximity to no. 230, it is considered the dwelling would still have a very overbearing impact on no. 230 and would generally be an unneighbourly form of development.

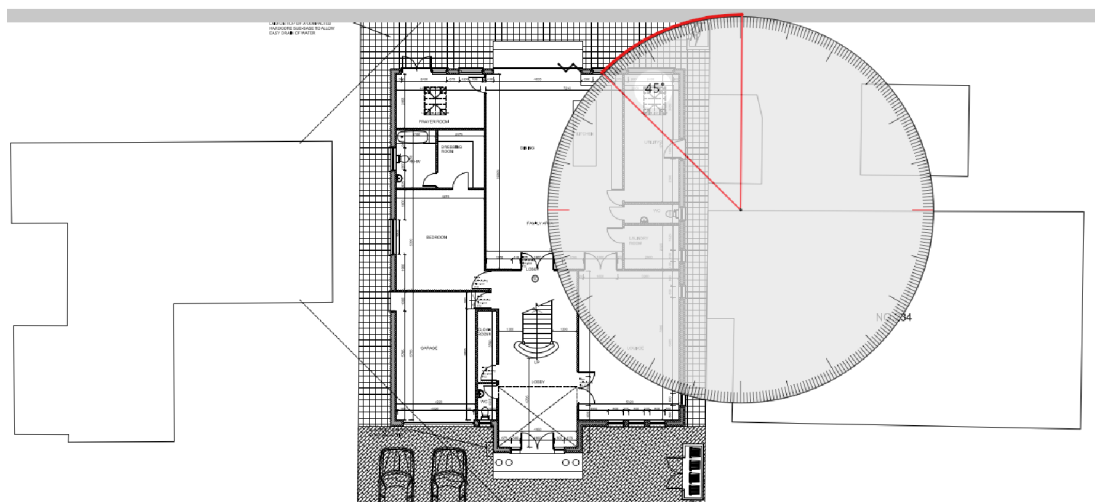
The proposed balcony at first floor level has been reduced in depth from 3.1m to 1.5m and an annotation added that there would be a privacy screen 1.8 high from finished floor level on both sides. With the reduction in depth this means views back into the rear windows of no. 230 would now no longer be possible. However, views would still be possible of the rear garden of no. 230 from the front of the balcony. Due to the scale of the dwelling, its height and proximity to no. 230 it is considered some of the habitable room windows proposed such as the nearest bedroom windows and study door at first floor and entertainment room window at second floor would all lead to overlooking or as a very minimum a perception of overlooking to the occupiers of no. 230 and their private garden area. In terms of windows in the flank elevation facing no. 230 there would be a shower room, bedroom and garage (door) at ground floor level and two shower rooms at first floor. The only habitable room is the bedroom at ground floor level but in any case all windows at ground floor could be screened by a boundary treatment to a height of 1.8m (by condition if permission were forthcoming). The windows at first floor level are non-habitable and would be obscured glazed and could be conditioned to be non-opening unless 1.7m above finished floor level in those rooms. The rooflights in the flank roofslope would by their outlook not afford any overlooking to no. 230.

#### *No. 234 Singlewell Road*

This is the two storey property to the south of the application site. This property has a standard rectangular

footprint and so does not have staggered front or rear building elevations. The 45 degree and 25 degree tests have been carried out as follows:

45 degree test on plan from nearest ground floor rear window:

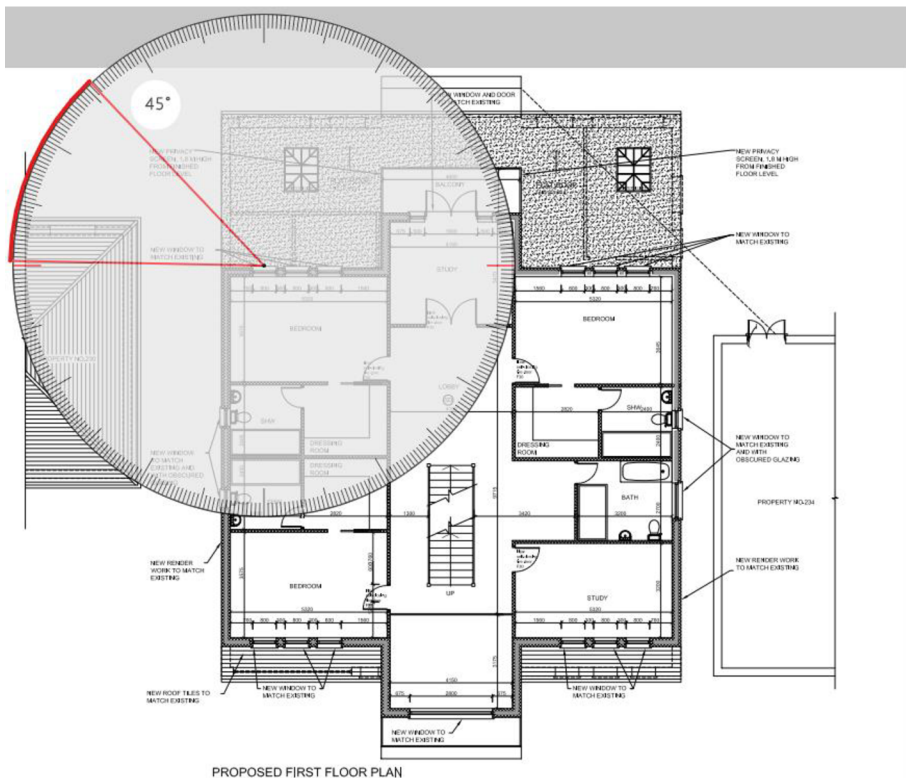


45 degree test on elevation from nearest ground floor rear window:



As can be seen the proposed dwelling would project beyond the 45 degree line from the nearest ground floor window on both plan and elevation and as it fails both this denotes there may be some overshadowing of the nearest ground floor window on the rear of no. 234. However this appears to be a kitchen and so is a non-habitable room. It can be seen from the above test that the next nearest window along which is a lounge and is a habitable room would not fail the 45 degree test on either plan or elevation.

45 degree test on plan from nearest first floor window:



45 degree test on elevation from nearest first floor window:



As can be seen the proposed dwelling would not project beyond the 45 degree line from the nearest ground and first floor habitable room windows on either plan or elevation thereby denoting that the proposed dwelling would not cause actual overshadowing or loss of light.

The proposed balcony at first floor level would result in overlooking to the garden area of no. 234. Due to the depth and height of the large expanse of brick boundary wall on the north flank of no. 234 there would not be overlooking or perception of overlooking from the nearest habitable room windows in the rear elevation at first and second floors to no. 234 as would be the case with no. 230. In terms of windows in the flank elevation facing no. 234 there would be a utility room (door), wc, laundry room and lounge at ground floor level and a shower room and bathroom at first floor level. The lounge is a habitable room but in any case all windows at ground floor could be screened by a boundary treatment to a height of 1.8m (by condition if permission were forthcoming). The windows at first floor level are non-habitable and would be obscured glazed and could be conditioned to be non-opening unless 1.7 above finished floor level in those

rooms. The rooflights in the flank roofslope would by their outlook not afford any overlooking to no. 234.

#### *Properties to the rear in Windsor Road*

Due to the distance between the rear elevation of the proposed dwelling and the rear elevations of the nearest properties bordering the site in Windsor Road (nos. 20, 22 & 24) which as a minimum would be some 50m there would be no impact from the proposed dwelling in respect overshadowing, loss of light or overlooking.

#### *Impact of Outbuilding on neighbouring properties*

The proposed outbuilding would now be 16m in length, 5.2m in width and 3.9m in height (previously 17m in length, 5.3m in depth and same height of 3.9m). It would have no windows in its rear or either side elevations with the only openings being in the front elevation facing into the applicant's garden. The rear elevation of the proposed outbuilding would be some 30m from the rear elevations of the nearest properties in Windsor Road. Its front elevation would be some 18m from the rear of no. 230 and 21m from the rear of no. 234. It is therefore considered the proposed outbuilding would cause no overshadowing or overlooking to any of the surrounding neighbouring properties.

In summary, notwithstanding that the dwelling has been reduced in height (from 9m to 8.4m), the height of the roof has consequently been reduced, the front dormers have been removed and replaced with rooflights, the dwelling has also been reduced in width (from 16.1m to 15.6m), reduced in depth (from 20.9m to 20.3m) and the balcony has also been reduced in depth the proposed dwelling by virtue of its size, bulk, massing and design would still cause overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2023) and ground of refusal no. 2 of application ref. 20231001 has not been resolved.

#### Parking and Highway Safety

The proposed dwelling would have 5 bedrooms; the proposed block plan shows the front garden would all be hard paved for parking and there would be space for 5 vehicles. Notwithstanding the concerns in respect of design, character and appearance of the loss of all existing trees and shrubs in the front garden and replacement all with hardstanding, the proposal would provide sufficient off-street parking. The Highways Officer discussed various matter requiring cycle parking provision and details of boundary treatments to ensure pedestrian splays all of which could be conditioned should permission be forthcoming. In respect of parking and highway safety the proposal is considered compliant with Policy CS19 (LPCS).

#### Ecology and Biodiversity

##### *Ecological & Biodiversity Impact*

The proposal would result in the loss of biodiversity as all of the existing trees/shrubs in the front garden would be removed and an amount would be removed in the rear garden for the outbuilding and larger footprint of the dwelling and hardstanding.

KCC Biodiversity have advised that the proposal has limited potential to result in significant ecological impacts as the site consists of managed gardens limiting opportunities for protected/notable species to be established. They are also satisfied that no bat survey would be required as the roof appears in good condition with no missing or lifted tiles. They state that an ecological survey is not required.

##### *Biodiversity Net Gain*

Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was beforehand. Biodiversity net gain will become mandatory for major

development from February 2024 and minor development from April 2024. For further information please see [https://www.gov.uk/government/collections/biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20\(%20BNG%20\)%20is,than%20it%20was%20before%20development](https://www.gov.uk/government/collections/biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20(%20BNG%20)%20is,than%20it%20was%20before%20development)

As stated there would be a loss of biodiversity on the site with the removal of trees and shrubs in both the front and rear gardens. KCC Biodiversity advise that the loss of the vegetation can be mitigated through the inclusion of native planting in the gardens and that a plan showing the planting of native species should be submitted if planning permission is granted.

#### *The Thames Estuary and Marshes Special Protection Area and Ramsar site*

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) however, there would be no net addition of dwellings on the site therefore there is no requirement for the SAMMS tariff to be paid.

In summary, subject to conditions should permission be forthcoming the proposal would be compliant with Policy CS12 (LPCS) and paragraph 180 of the NPPF (2023).

#### Archaeology

The site is in an Area of Archaeological Potential and KCC Heritage advise that the proposal would be unlikely to have a significant below-ground archaeological impact. As such the proposal is considered to be acceptable in respect of archaeology and compliant with saved Policy TC7 (LPFR).

#### Drainage

Policy CS18 (LPCS) sets out the requirements for dealing with sustainable drainage and surface water run-off. Should permission be forthcoming it is considered that full details could be secured by condition.

#### Land Contamination

Policy CS19 (LPCS) sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Paragraph 189 of the NPPF (2023) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

GBC Environmental Protection advise that a condition to secure the applicant undertaking a watching brief during construction would be sufficient to ensure that the proposed development does not take place on contaminated land. In this respect subject to condition should permission be forthcoming the proposal is considered acceptable in respect of land contamination and compliant with Policy CS19 (LPCS).

#### Refuse

Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste. Paragraph 8 of the NPPF (2023) states that waste and pollution should be minimised.

The proposed block plan shows the location of the proposed bin store which would be in the area to the front of the dwelling alongside the southern boundary. GBC Waste advised on the previous application that they were satisfied with the proposed refuse storage provision. Full plan and elevation drawings of the refuse store have been submitted and this shows a modest structure which would appear acceptable in respect of its siting, appearance and size to ensure the property would have sufficient refuse storage. In respect of refuse the proposal is therefore considered compliant with Policy CS19 (LPCS).

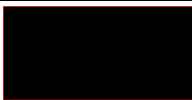
#### Any Other Material Planning Considerations

## Conclusion & Recommendation

The proposal has had some amendments in respect of being slightly reduced in height and consequently the deepness of the roof has been reduced, front dormers removed and replaced with rooflights, dwelling slightly reduced in width and depth, the balcony reduced in depth and some hedging proposed in the front garden.

The proposal as before is acceptable in respect of the amenity of future occupiers, parking and highway safety, ecology and biodiversity, archaeology, drainage, land contamination and refuse. However, it still remains unacceptable in respect of design, character and appearance and neighbouring amenity as discussed in detail above. As such the proposal is still contrary to Policy CS19, section 12 and paragraph 135(f) of the NPPF (2023) and in this regard grounds of refusal nos. 1 & 2 of application ref. 20231001 have not been resolved.

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

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison                                                               | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 5 February 2024                                                                   | <b>Dated:</b>       | 06 February 2024                                                                    |