

## Delegated Report

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|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application no:</b>  | 20260371                                                                                                                                                  |
| <b>Location</b>         | 19 St Georges Crescent, Gravesend DA12 4AR                                                                                                                |
| <b>Proposal:</b>        | Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.78 metres and eaves height of 2.55 metres. |
| <b>Applicant:</b>       | Mr Gurdev Pahwa                                                                                                                                           |
| <b>Site Inspection?</b> | Desktop Assessment                                                                                                                                        |

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### Plans & Documents

- Application Form
- Site Location Map
- Drawing No: FV-2026-03 (Proposed Site Plan)
- Drawing No: FV-2026-02 (Existing and Proposed Elevations)
- Drawing No: FV-2026-01 (Existing and Proposed Plans)

### Property Type

The property comprises a two storey semi detached house.



### Relevant Planning History

No relevant planning history.

### Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

### **Planning Legislation**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

### **Consultation, Publicity and Representations**

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- 21 St Georges Crescent
- 17 St Georges Crescent

The expiry date for comments was 17.06.2026 and two objections from the same address were received.

The main points raised were:

- The height and depth are intrusive along the boundary line
- It will block sunlight during March and October
- It will reduce light for spring and summer
- There is a public sewer running across the garden which requires consideration
- No sunlight in neighbouring garden until after 2pm

Some points raised are not material planning considerations, anything relating to sewers is not within the planning remit and would require consideration as part of building regulations. Should this proposal be compliant with the GPDO an informative would be added for the applicant's attention.

### **Officer Assessment**

#### *Permitted Developments Rights Restrictions*

|                                                              |   |
|--------------------------------------------------------------|---|
| Article 2 (3) Land (AONB, Listed Building Conservation Area) | N |
| Article 4 Direction                                          | N |
| Permitted Development Rights Removed/Restricted              | N |

### **Class A - The enlargement, improvement or other alteration of a dwellinghouse**

|            |                                                                                                                                                              |     |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>A.1</b> | Development is not permitted by Class A if -                                                                                                                 | Y/N |
| (a)        | permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use) | N   |

|     |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| (b) | as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)                                                                                                                              | N                                                              |
| (c) | the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse                                                                                                                                                                                                                                      | N – Max height 3.0 -m                                          |
| (d) | the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse                                                                                                                                                                                                                                            | N – Max 2.7m                                                   |
| (e) | the enlarged part of the dwellinghouse would extend beyond a wall which –<br>(i) forms the principal elevation of the original dwellinghouse; or<br>(ii) fronts a highway and forms a side elevation of the original dwellinghouse                                                                                                                                                                   | N<br>N                                                         |
| (f) | subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or<br><br>(ii) exceed 4 metres in height                                                                       | Y – 6.0m (semi detached) but permitted under g<br><br>N – 2.7m |
| (g) | for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -<br><br>(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or<br><br>(ii) exceed 4 metres in height; | N – 6.0m (semi detached )<br><br>N – 2.7m                      |
| (h) | the enlarged part of the dwellinghouse would have more than a single storey and –<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br><br>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;                                                              | N<br>N                                                         |

|            |                                                                                                                                                                                                                                                                                                                                                                   |                  |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| (i)        | the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres                                                                                                                                                                     | N – 2.7m         |
| (j)        | the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –<br>(i) exceed 4 metres in height,<br>(ii) have more than a single storey, or<br>(iii) have a width greater than half the width of the original dwelling; or                                                                 | N<br>N<br>N      |
| (ja)       | any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j);                                                                                                                                           | N                |
| (k)        | it would consist of or include –<br>(i) the construction or provision of a verandah, balcony or raised platform,<br>(ii) the installation, alteration or replacement of a microwave antenna,<br>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(iv) an alteration to any part of the roof of the dwellinghouse | N<br>N<br>N<br>N |
| <b>A.2</b> | In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –                                                                                                                                                                                                                                                                 |                  |
| (a)        | it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;                                                                                                                                                                                         | N/A              |
| (b)        | the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or                                                                                                                                                                                                                                      | N/A              |
| (c)        | the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.                                                                                                                                                                                                                        | N/A              |
| (d)        | any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).                                                                                                                                          | N/A              |

|            |                                                                                                                                                                                                                                                                                                                     |                                                          |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>A.3</b> | Development is permitted by Class A subject to the following conditions –                                                                                                                                                                                                                                           |                                                          |
| (a)        | the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;                                                                                          | finish to match existing confirmed on Drawing FV-2026-02 |
| (b)        | any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –<br><br>(i) obscure-glazed, and<br><br>(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and | N/A<br>N/A                                               |
| (c)        | where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.                        | N/A                                                      |

### Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a family dwelling can extend beyond the rear wall by 6 metres in the case of a semi detached property, as long as it does not exceed 4 metres in height.

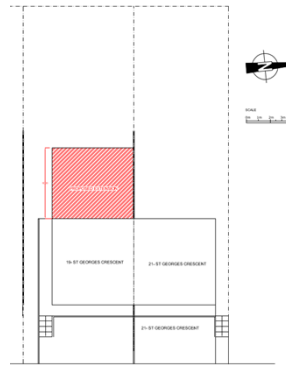
As per Schedule 2, Part 1, Class A.4 (2), the development has provided sufficient information to support the application.

The submitted information demonstrates that the extension will have a maximum height of 2.7 metres and a depth of 6.0 metres; all within the parameters specified under Class A.

The adjoining properties were consulted in accordance with A.4 (5) and two representations from the same address were received. Under Class A.4 (7) of the GPDO the impact on neighbours' amenity requires investigation; the material planning concerns raised are set out in the Consultations, Publicity and Representations section above.

Below the neighbouring objections are addressed:

The height and depth are intrusive along the boundary line – The proposed extension is shown as being built along the common boundary for a prolonged depth, whilst the height of the extension is not excessive and a 3m extension could be erected under PD, the proposed is double the depth and is liable to result in an enclosed feeling for a large portion of the neighbouring garden.



Policy CS19 of the Local Plan Core Strategy 2014 states:

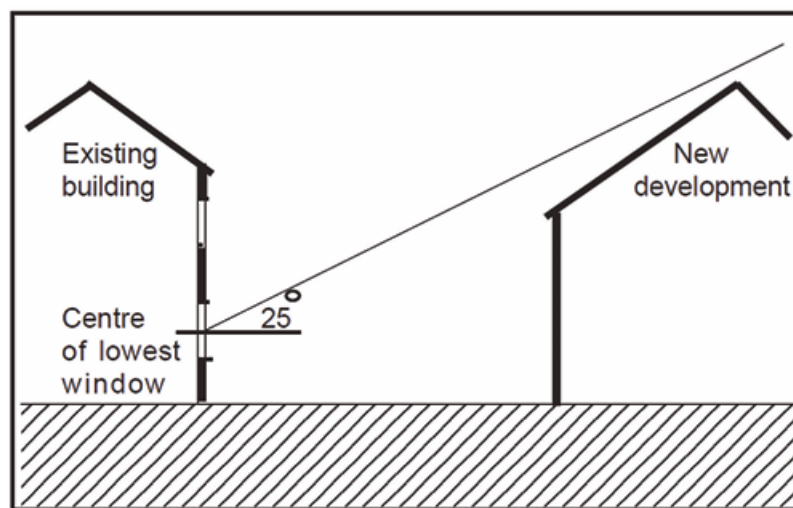
*New development will be located, designed and constructed to:*

*• safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land;*

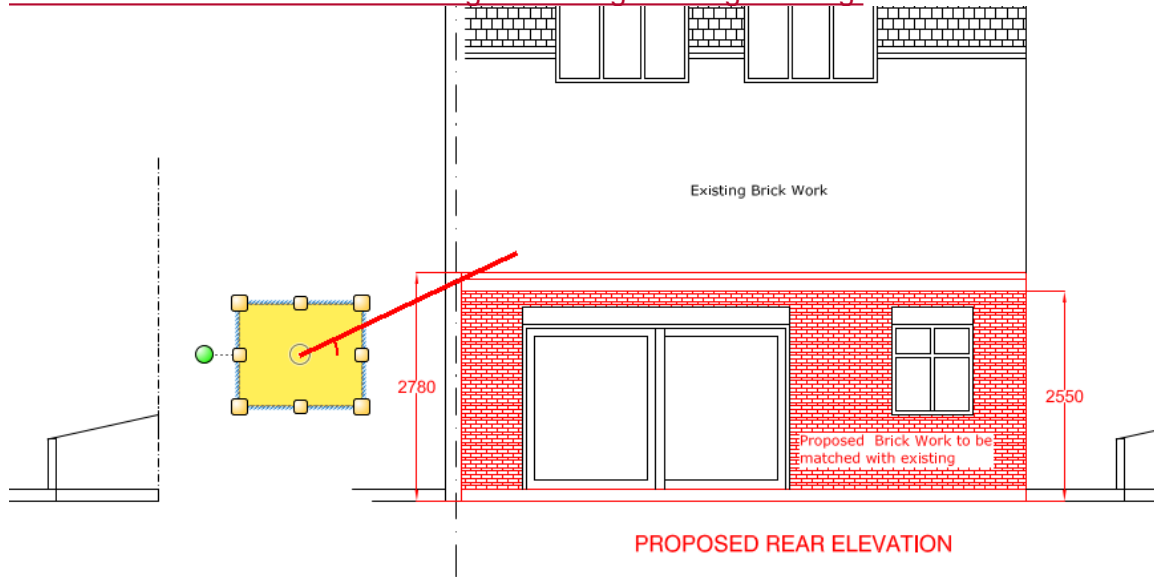
In para 21 of the Council's adopted SPG2 Residential Standards Guidance 2020 it states:

In order to protect against overshadowing, all applications for residential development will be expected to comply with the "25o rule", described below

Figure 2

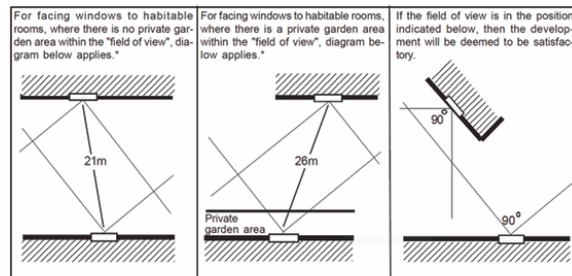


The below calculations demonstrates that the extension will not preserve the 25 degree rule which will cause overshadowing to the neighbouring dwelling.



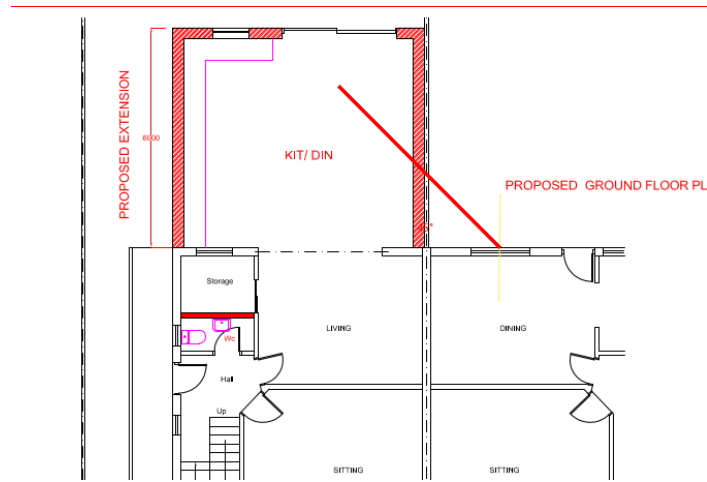
The adopted guidance also seeks to preserve outlook and the below extract demonstrates how this is calculated:

Figure 1



\* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

The below image shows how the field of view is obstructed to the left side of this window.



The development would therefore have adverse affects on the amenity of the adjoining occupier.

Para 10.2 of the council's adopted SPD4 Householder Alterations Guidance 2021 states:

*Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.*

The proposed extension has a depth of 6m, the main dwelling has a depth of approx. 7.2m, the extension is therefore excessive in its scale and dominates the original dwelling.

Paragraph 135(f) of the National Planning Policy Framework 2024 (NPPF) states:

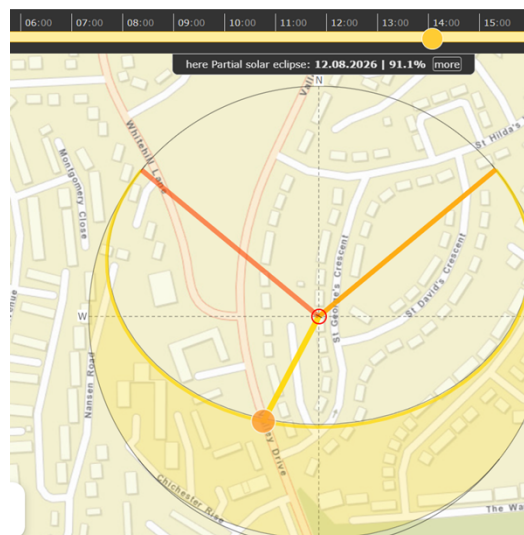
*Development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The proposed development fails to comply with local and national planning policy requirements.

- It will block sunlight during March and October – The extension would cause overshadowing to the garden due to the path of the sun, the red arrow denotes north on the below map. The sun rises in the east to the property frontage and by midday when the sun is in the south there would be overshadowing. The above assessment also supports this statement and demonstrates there would be overshadowing to the neighbouring dwelling.



- It will reduce light for spring and summer – This is assessed in the above
- There is a public sewer running across the garden which requires consideration – this is a non planning consideration and if permission is forthcoming then an informative for building regulations would be included.
- No sunlight in neighbouring garden until after 2pm – It is agreed that there would be overshadowing until at least 2pm from the below image



The proposed single storey rear extension fails to comply with paragraph A.4(7) Class A of the GDPO as amended and prior is required and refused.

## Conclusion

In accordance with sub-paragraph A.4(7) Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Local Planning Authority has determined that prior approval is required and is hereby refused. By virtue of its excessive scale, height, and deep projection relative to the windows and private amenity space of the adjoining property, the proposed extension would appear unduly overbearing and result in an unacceptable

sense of enclosure, to the significant detriment of the living conditions and residential amenity of the neighbouring occupiers.

| <b>Recommendation: PRIOR APPROVAL IS REQUIRED AND REFUSED</b> |                                                                                   |                           |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------|
|                                                               | <b>Name/Signature</b>                                                             | <b>Date</b>               |
| <b>Planning Officer</b>                                       |  | 06/07/2026                |
| <b>Principal Planner/<br/>Manager</b>                         | Richard Hart / <i>R Hart</i>                                                      | 8 <sup>th</sup> July 2026 |