

22 November 2024

**By e-mail to Gravesham Borough Council Planning department
For the attention of Miss Rebecca Harrison**

rebecca.harrison@gravesham.gov.uk
planning.admin@gravesham.gov.uk

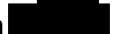
Dear Sirs,

**Planning Application Reference 20240939: 244 Singlewell Road Gravesend Kent DA11 7RE.
Planning proposal by Mr Davinder Aujla. Erection of a two-storey rear and a two-storey side
extension.**

We write with regard to the above application reference 20240939, which your Council validated on 31 October 2024.

 which is the  to the north of the application site.

We wish to object to this application on the following grounds:

1. The existing projecting front wing of number 244 housing the ground floor dining room and first floor bedroom 2 is set forward of  house containing  living room and bedroom 1 by approximately 3.1 metres, not including the bay window and by approximately 4.1 metres including the bay window. This forward projection is clearly shown on the submitted location plan. The applicant's site plans suggest however, that the forward projection is less than half of this distance. These drawings are therefore, inaccurate and misleading. The application should be invalidated because of this.
2. The proposed forward projection housing a bike store with utility/boot room at ground floor level and bedroom 3 with en-suite shower room at first floor level, would cast a shadow on our living room and bedroom and it would therefore, adversely affect  enjoyment of  property and its amenity.
3. The southern flank wall of  property is approximately 1.1 metres away from the boundary with number 244. The northern flank wall of number 244 is approximately 3.3 metres away from the same boundary. There is therefore a gap of approximately 4.4 metres between  property and number 244. This proposal seeks to build a full two-storey extension tight  common boundary. Whilst the proposed eaves overhang may not over sail  boundary, the guttering certainly would. The proposal would therefore, encroach  property. Certificate A was submitted with the application as the ownership certificate. Since the proposal would encroach on  property, the wrong

ownership certificate was submitted and Certificate B should have been submitted instead. The application should also be invalidated because of this.

4. The properties in this part of Singlewell Road are characterised by being detached, set within their own grounds and well back from the road. The streetscape character is essentially suburban, with well-tended front gardens and low boundary walls. It is a very pleasant road to walk along as a result of this open and leafy character. The proposal for a two-storey extension built tight to the boundary with [REDACTED] property would be alien to the streetscape and it would create a terracing effect. The Council's policy about this is set out in Gravesham Local Plan Regulation 18 Stage 1 Consultation Part 2: Development Management Policies Document which was published in April 2018. Paragraph 7.6.12 of proposed Policy DM30: Residential Intensification through New Build states:

a. 7.6.12. In the case of frontage development, the Council will have regard to the need to maintain building lines, where they represent an important element of townscape. Proposals that appear cramped in relation to adjoining properties or create a terracing effect and are detrimental to the character of the area will not be supported. In the case of back-land development, the built form should be subservient to and not compete with that on the street frontage.

5. We are particularly concerned that the construction of a two-storey extension to number 244 on [REDACTED] southern boundary will render it impossible to maintain [REDACTED] property. Should this proposal be permitted by the Borough Council, it will be impossible to clean out gutters and attend to [REDACTED] chimney stack, where [REDACTED] gutters and those of the extended property will be only 700mm apart.
6. The proposed two storey extension at the front and the side of number 244 would be in line with the existing frontage containing the existing hall and living room at ground floor level and with bedrooms 1 & 4 at first floor level. The extension would also have the same ridge height as the original house. The proposal would not therefore, be subservient to the original dwelling.
7. We refer to both the terracing effect and to the requirement for subservience in relation to the Borough Council's *Supplementary Planning Document, Householder Extensions/Alterations Design Guide*, published in October 2021 and in particular to section 10.5 on page 17 of that publication, which deals with two-storey side extensions.
8. The proposals will create a long wing at the rear to replace the existing ground floor kitchen and first floor bedroom 3. This wing will accommodate a greatly enlarged kitchen and dining area at ground floor level, and a landing, bedroom 4 and bedroom 5 with a dressing room and en-suite bathroom at first floor level. The proposals show this wing to have either double-gable roofs on the side elevations or double hipped roofs on the rear elevation and proposed site plan. Which version is the intended one: The gabled or the hipped alternatives? The design is unresolved and it has to be finalised before it can be considered by the Council. The proposal should also be invalidated because of this discrepancy.
9. The window to the proposed bedroom 4 will be less than 7 metres from the boundary with [REDACTED] property and it will look directly into [REDACTED] garden. This will impinge on [REDACTED] privacy and [REDACTED] enjoyment of [REDACTED] garden. The window will also be set directly opposite the side window of [REDACTED] bedroom 4 at a distance of less than 15 metres which is below the

minimum 21 metres privacy distance, (26 metres for back gardens). We refer to Sections 9.6 & 9.7 of the Borough Council's *Supplementary Planning Document, Householder Extensions/Alterations Design Guide* and also to the illustration on page 13 of the guide in this respect. We also refer to page 7 of the Borough Council's *Supplementary planning guidance 2, Residential layout guidelines including Housing Standards Policy Statement*, published in October 2015, adopted February 1996 and amended June 2020 concerning minimum privacy distances.

10. We have a conifer tree near to the boundary wall with number 244 in [REDACTED] front garden. This would be only about 5 metres away from the proposed extension. It would be adversely affected by any building work so close to it.

Gravesham Borough Council refused a similar proposal for the same [REDACTED] for extensions to his property at number 375A Singlewell Road on 26 November 2020 under reference 20200864. That particular proposal included for building work tight to the boundary with number 377. This has a similarity in this particular respect to his current proposal for number 244. The delegated report for application reference 20200864. concluded:

'The proposal would be harmful to the character of the area and amenity of a neighbouring property. As such the proposal is considered contrary to local and national planning policy.'

The reasons given for refusing that application were:

1. *The proposed first floor side extension by virtue its size, design and siting against the boundary would be an overly dominant addition and cramped form of development harmful to the character of the host dwelling and the street scene. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well designed places) of the National Planning Policy Framework 2019.*
2. *The proposal by virtue of its siting, size and proximity to the neighbouring property would be overbearing on the occupiers of the neighbouring property to the south and would generally be an unneighbourly extension. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 127 (f) of the National Planning Policy Framework 2019.*

We consider that [REDACTED] current proposals for number 244 should either be invalidated or else be refused planning permission on similar grounds to those for number 375A; namely that the proposals, by virtue of their size, design and siting against the boundary would be overly dominant additions and cramped forms of development harmful to the character of the host dwelling and the street scene and additionally they would be overbearing to [REDACTED] neighbours to the north and they would generally be unneighbourly extensions.

For all of the above reasons, we wish to object to this planning application, which should be refused permission.

Yours faithfully,

[REDACTED]