



Delegated Report

Householder Planning Application

Planning Application No: 20241092

Location: 8 Elmfield Close Gravesend Kent DA11 0LP

Description: Erection of a two storey rear extension.

Applicant: Mr Dhannjit Singh Sihota

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 30/11/2024;
Drawing Number D12A (Block Plan – Existing);
Drawing Number D12 (Section AA – Proposed);
Drawing Number D11 (Side Elevations – Proposed);
Drawing Number D10 (Front and Rear Elevation – Proposed);
Drawing Number D09 (Elevations – Existing);
Drawing Number D08 (Roof Plan – Proposed);
Drawing Number D07 (Roof Plan – Existing);
Drawing Number D06 (Second Floor Plan – Proposed);
Drawing Number D05 (First Floor Plan – Proposed);
Drawing Number D04 (Ground Floor Plan – Proposed);
Drawing Number D03 (Second Floor Plan – Existing);
Drawing Number D02 (First Floor Plan – Existing);
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D13 (Block Plan – Proposed); and
Drawing Number D14 (Site Location Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240885	Conversion of existing garage into a habitable room including internal alterations.	Permitted	19.11.2024
20240886	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.20 metres and eaves height of 3.00 metres.	Prior Approval not Required	05.11.2024
20141092	Erection of two outbuildings for a games room and store in the rear garden.	Permitted	19.01.2015
19590071	Residential development	Permitted	23.04.1959

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 Development Affecting Conservation Areas
- TC7 Other Archaeological Sites

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 19th Century Suburban Conservation Areas Management Plan;
- Windmill Hill Conservation Area Character Appraisal (2009) and;
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

15 surrounding properties were consulted, a site notice was displayed on 10th December 2024 and an advert in the local press on 12th December 2024. One representation was received in support of the application and the consultation period ended on 3rd January 2025.

Officer's Analysis

Design, Character and Appearance

8 Elmfield Close is a three storey terraced house located on the Eastern side of the highway, located just outside of the boundary of the Windmill Hill Conservation area. The property is hard standing to the frontage for off road vehicular parking.



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

The two-storey rear extension will have a flat roof at a maximum height of 5.44m. It will measure 5.08m in width and will project of 3m from the rear elevation.

The extension will create space for an open plan kitchen/dining/sitting room to the ground floor and an extended bedroom and bathroom to the first floor. There will be a window and patio doors to the ground floor and 2 no windows to the first floor, one serving the bedroom and one serving the bathroom which will be obscure glazed. The proposed extension will have a rendered finish to match the existing second floor.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

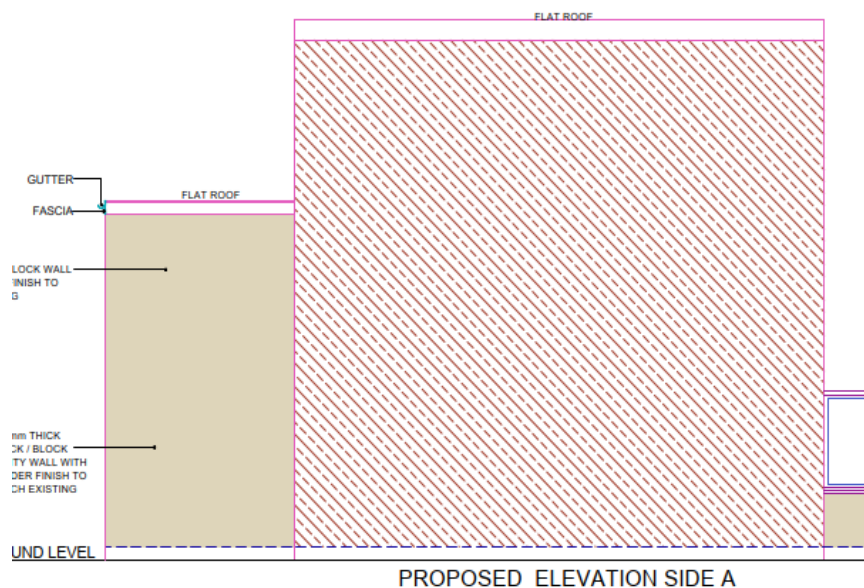
Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The host dwelling is a three storey dwelling located in a terrace of similar style properties. Whilst there are several examples of single storey rear extensions to the terrace, there are no two storey flat roof extensions and as such, the terrace has maintained its original feature, as shown below:



By way of the introduction of a two storey rear extension, it is considered that the original built form of the terrace is disrupted and resultantly the proposed extension is detrimental to the existing row of properties.

Furthermore, it is also considered that the two storey rear extension is out of character with the existing three storey host dwelling. By way of the flat roof, the extension takes on a disjointed appearance that is detrimental to the original dwelling:



Whilst it is noted that there is a two storey rear extension to neighbouring property 34A Elmfield Close, located to the adjacent terrace, this was not permitted under current policies and as such is not taken into consideration when assessing the current application.

The application site lies adjacent to the Windmill Hill Conservation area. Whilst the proposal is considered to be of poor design that is detrimental to the dwelling and the street scene, the site is not visible from the nearby conservation area and as such would have no detrimental impact on the character and setting of the adjacent conservation area.

Overall, the proposed two storey rear extension, by virtue of it's disjointed design, is considered to cause

significant harm to the character and appearance of the host dwelling and the wider area and as such is contrary to 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

Gravesham Residential Layout Guideline state that a three bedroom property should have a post development garden area of a minimum of 60sqm and a depth of 10m.

Post development, the remaining garden size would measure at an area of 179.29msq and a minimum depth of 24.22m and is therefore considered to be acceptable and in accordance with Gravesham's Recommended layout guidelines. Furthermore, all proposed room sizes are also comply with the current 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 Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

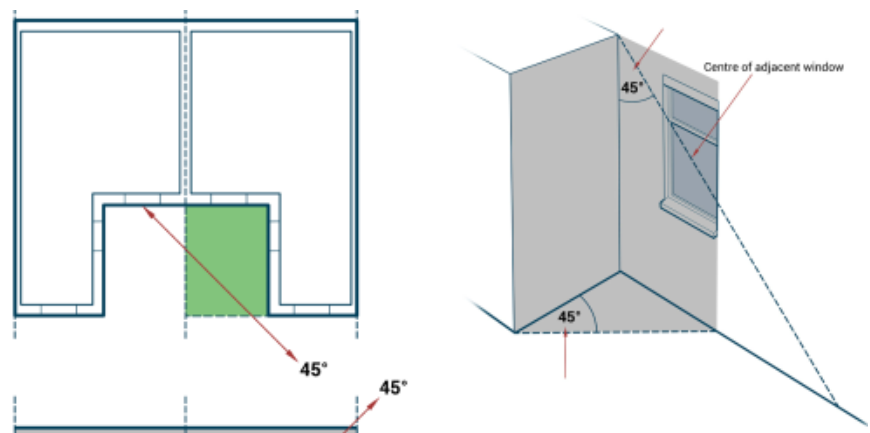
Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle as shown below:

45 degree rule

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

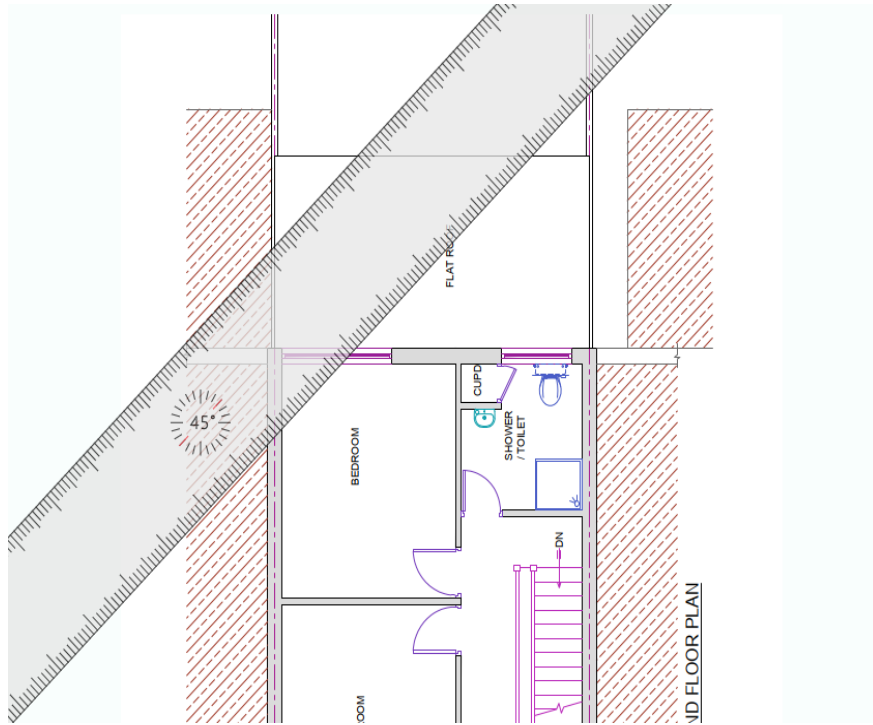
- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



There appears to be a habitable windows located to the first floor rear elevation of the adjoined neighbouring property known as 10 Elmfield Close.

Whilst the proposal measures over a 45 degree angle when using the elevation plan and is therefore ot higher than a 45 degree angle, as shown below from the proposed floor plan, the proposal does not measure wider than 45 degrees and is therefore contrary to the above design guidance:



As such, it is considered that the proposal would have a detrimental effect on the daylight and outlook to the neighbouring first floor habitable windows and would be contrary to the current guidelines.

Overall, by way of the proximity to neighbouring habitable window, the development is considered to have a detrimental impact on the daylight and outlook of neighbouring properties and is contrary to 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).

Conclusion

The proposed two storey rear extension, by virtue of it’s disjointed design, is considered to cause significant harm to the character and appearance of the host dwelling and the wider area and as such is contrary to 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).

By way of the proximity to neighbouring habitable window, the development is considered to have a detrimental impact on the daylight and outlook of neighbouring properties and is contrary to 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).

Recommendation

Refusal

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
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Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	22nd January 2025	Dated:	22nd January 2024