



Delegated Report

Householder Planning Application

Planning Application No: 20240731

Location: 50 Henley Deane Northfleet Gravesend Kent

Description: Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.

Applicant: Mr G Pannu

Site Visit Date: 16th September 2024

Submitted Documents/Plans

Application Form Dated 16/07/2024;
Drawing Number D04 Rev 1 (Ground Floor Plan – Proposed);
Drawing Number D12A (Parking Plan – Proposed);
Drawing Number D02 (First Floor Plan – Existing);
Drawing Number D3 (Loft Plan - Existing);
Drawing Number D5 (First Floor Plan – Proposed);
Drawing Number D6 (Roof Plan – Existing);
Drawing Number D07 (Roof Plan – Proposed);
Drawing Number D08 (Elevations – Existing);
Drawing Number D09 (Elevations – Proposed);
Drawing Number D10 (Section AA – Proposed);
Drawing Number D10 (Block Plan – Existing);
Drawing Number D12 (Block Plan – Proposed);
Drawing Number D13 (Site Location Plan) and
Drawing Number D01 (Ground Floor Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20020390	Erection of a detached garage at the side.	Permitted	07.08.2002
20110395	Continued use of attached garage as a granny room and the detached garage at the side as a gym/store.	Permitted	27.06.2011
19870362	Erection of single storey rear extension to form enlarged lounge diner	Permitted	04.09.1987
19850414	Details pursuant to outline planning permission ref 19810642 for the erection of 115 two storey dwellings with associated garaging and parking and laying out of estate roads	ADET	16.10.1985
19810642	Outline application for residential development.	Permitted	01.12.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving well-designed and beautiful places

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).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

8 surrounding properties were consulted and no responses were received. The consultation period ended on 3rd September 2024.

Officer's Analysis

Design, Character and Appearance

50 Henley Deane is a semi-detached dwellinghouse located on the South side of the highway. The property has previously been extended to the rear and the original attached garage converted to a living area. A

detached garage was constructed to the front of the property under application 20020390.



The application proposes the erection of a single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.

The first floor side extension will be constructed over the existing garage conversion. The extension will have a pitched roof at a height of 7.14m, an eaves height of 5.03m and will be set down from the original roof ridge by 0.67m. The extension will project 2.79m from the flank elevation and will have a depth of 5.04m.

The extension will create space for a larger second bedroom with an en-suite to the first floor. There will be a window to the rear elevation serving the extended bedroom and a window to the front elevation serving the newly formed en-suite which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

The single storey side extension would project from the existing side extension garage conversion. The extension will have a shallow pitched roof at a maximum height of 3.18m and an eaves height of 2.51m. The extension proposes a depth of 5.04m and will project from the existing garage conversion by 2.74m. The extension will be set back from the original front elevation by 2.28m.

The extension will create space for an extended kitchen / dining area. There will be a window to the front and flank elevations and a door to the rear elevation. It will be finished with materials to match the existing.

Lastly, the application proposes to reduce the existing garage and utilise as a storage area. The newly formed storage area will have a flat roof at a height of 2.51m, a depth of 3.34m and a width of 2.63m. It will be constructed with materials to match the existing dwelling.

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.

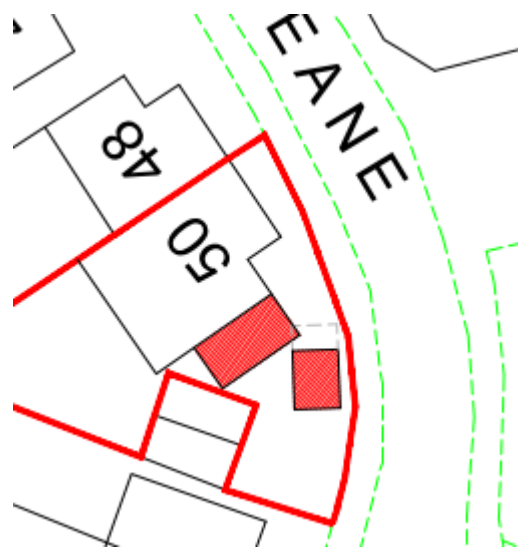
Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

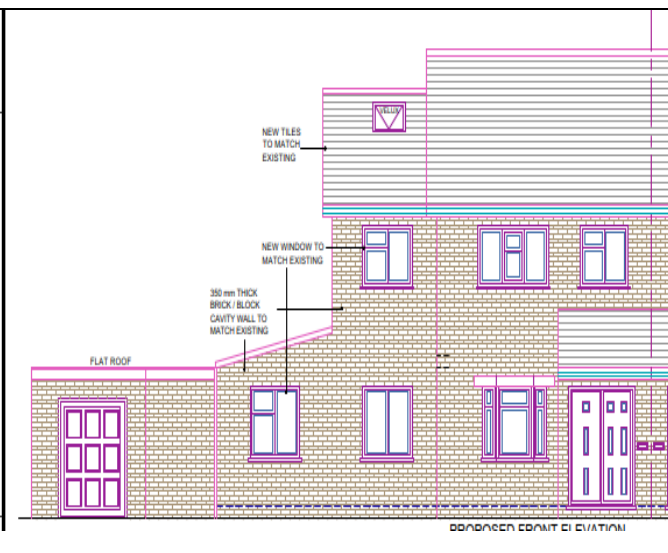
The application site is a modest sized plot which has previously been extended to the rear and detached garage to the frontage. The proposal looks to further extended the built form of the application site which is considered to be excessive in overall scale, bulk and massing and to be an incongruous and dominant addition to the existing dwelling.

The submitted plans show the proposal would cause the site to appear overdeveloped and has not been designed to compliment the character of the existing dwelling or wider character of the area. This is highlighted in the proposed block plan below, with neighbouring property, known as 48 Henley Deane, giving example of the original built form of the host dwelling:

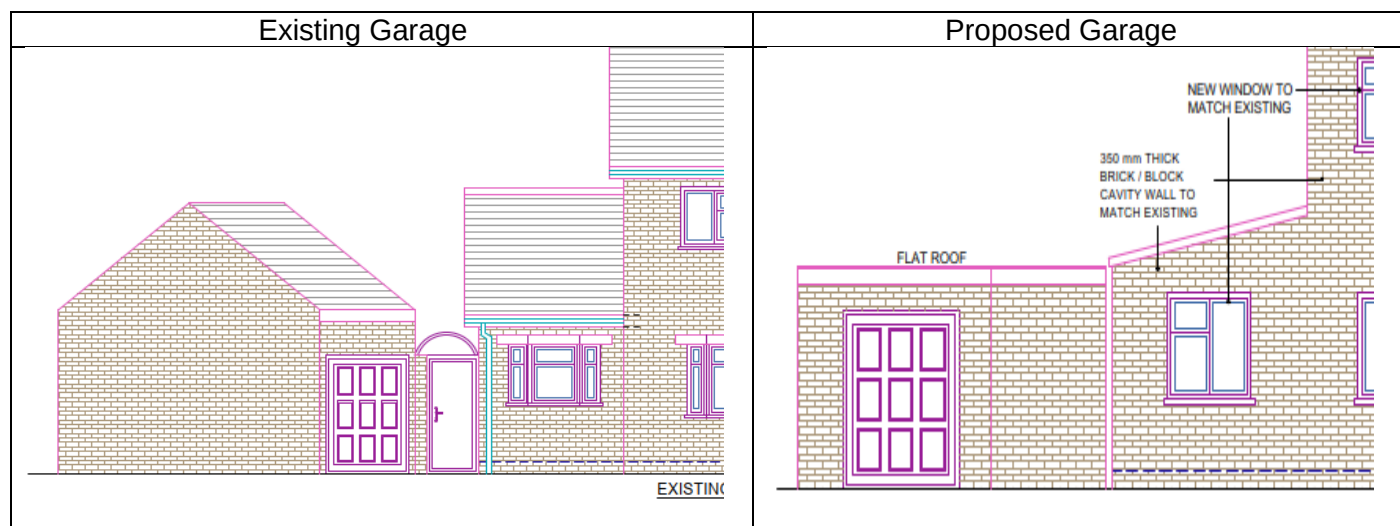


The host dwelling is a semi-detached property. By way of the further extension to the flank elevation of the previously converted garage and the flat roof storage outbuilding, the proposal would create an unbalanced appearance which is detrimental to both the semi-detached properties and to the wider street scene, as shown below:

Existing Semi-Detached Properties	Proposed Front Elevation of 50 Henley Deane
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The application also proposes changes to the existing detached garage by way of a reduction in footprint and replacing the existing pitched roof with a flat roof:



Gravesham Householder Design Guidance for outbuildings states that:

10.16 As with all extensions, outbuildings should not detract from the character of the area (this is especially important where the outbuilding will be visible from the street) and should be unobtrusively located to the side and rear of the existing dwelling. They should also not have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created through access or overlooking / overshadowing of existing properties.

The surrounding area consists of properties, many with modifications, and garages with pitched roofs, including the garage block directly opposite the application site. There are no examples of flat roof structures within the immediate or wider area:

Immediate Street Scene



Garage Block to Neighbouring Properties



Therefore it is considered that by way of the flat roof, the outbuilding to the frontage of the property is not in keeping with the host dwelling or the wider street scene and as such is a detrimental addition.

Overall, the erection of single storey side extension, first floor side extension and flat roof to the outbuilding is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not propose to increase the number of bedrooms at the property or include any works to the rear amenity area.

Furthermore, all proposed rooms sizes are in accordance with those set out in Gravesham's Residential Guidelines.

Therefore, it is considered that the proposed single storey rear extension would safeguard the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

The first floor side extension is set away from neighbouring properties to both boundaries and as such, is considered to safeguard in terms of overshadowing and loss of light.

The application introduces 2 no windows to the front and rear elevation at first floor level. The window to the rear will serve the newly extended bedroom. However, it is not considered to be of greater impact to privacy and overlooking than the existing window at first floor level.

The window to the front elevation will serve the newly formed en-suite and would be conditioned to be obscure glazed and will therefore raise no concerns with neighbouring privacy and overlooking.

The application also introduces a window to the flank elevation of the single storey side extension. However, due to the orientation of the neighbouring property and the existing neighbouring garages, there are no issues with neighbouring privacy and overlooking.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

The application proposes the reduction of the existing garage to be used as a storage area. However, this resultantly increase the hardstanding parking area to the frontage and as such there is considered to be sufficient off road parking at the property.

Furthermore, the existing garage appears substandard and as such cannot be classified as a parking space.

As such there are no parking and highways concerns related to the application.

Conclusion

Overall, the erection of single storey side extension, first floor side extension and flat roof to the outbuilding is not considered to be subservient or sympathetic to the existing character of the dwelling and would be detrimental to the surrounding area and as such, the proposal is contrary to Policy CS19

(Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	30 th September 2024	Dated:	1st October 2024