

Delegated Report

Householder Planning Application

Planning Application No: 20250185

Location: 14 Dene Holm Road Northfleet Gravesend Kent

Description: Erection of a two storey rear/side extension and first floor side extension above existing garage. Conversion of garage into habitable rooms. Re-position of front entrance with erection of front porch. Alterations to fenestration roof pitch, eaves and height.

Applicant: Inderdeep Dadrah

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
01 – Existing and Proposed Plans
02 – Existing and Proposed Plans
03 – Site and Block Plan
04 – Existing and Proposed Elevations
05 – Existing and Proposed Elevations
06 – Existing and Proposed Sections
07 – Existing and Proposed 3D Views
08 – Existing and Proposed 3D Views
09 – Existing and Proposed 3D Views
Fire Statement

Relevant Planning History

No relevant planning history.

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

There is no objection to this application but as the premises falls within the buffer zone of a historic landfill site, the following is 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.

KCC Heritage

Thank you for consulting us on this application and my apologies for the delayed response. The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

5no. surrounding properties were consulted and 1 objection was received from a member of the public.

Summary of objection:

- No objection to ground floor wraparound extension and garage conversion with extension above.
- Objection to the proposed first-floor rear extension projecting 3 metres along the boundary line.
- Existing properties are staggered, and this structure would be oppressive and overbearing on the boundary.
- The excessive height and depth would result in a dominant wall directly outside the neighbouring windows, causing a significant loss of natural light.
- This would set a negative precedent for future development which undermines the character and

spacing typical of neighbouring properties and could lead to a 'terracing' effect, further eroding the openness of the surroundings.

- The intensified use from a three to four-bedroom properties with reduced off-street parking provision is unacceptable where Dene Holm Road is already heavily burdened with traffic.
- This is a key bus route, a known cut through for A2 congestion and a hotspot for school related parking issues. Additional on-street demand will compound safety risks and traffic congestion in the area.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways, Parking and Biodiversity.

Design, Character and Appearance

This application relates to a two-storey dwellinghouse, located in an urban residential area. It has an attached single storey flat roof garage. It is brick built, with a grassed front garden area, and drive, bounded by a low brick wall and metal gates for both the pedestrian and vehicular accesses.

The road to the front of the dwellinghouse (Dene Holm Road), inclines to the west, resulting in dwellings to the west staggering up in height and those to the east declining in height. Although there are some variances in design, the majority of dwellinghouses have key similarities, which includes; similar roof design and pitch, similar spacing at first floor between buildings, simple design features such as fenestration and use of red brick or red hung tile/rendered exteriors. Plus the front garden boundaries are similar in area and use low brick walls.



2025 Google Earth Image



2025 Google Earth Image

This application proposes a number of changes which include;

- Erection of a two storey rear/side extension
- Erection of first floor side extension above existing garage.
- Conversion of garage into habitable rooms.
- Re-position of front entrance with erection of front porch.
- Alterations to fenestration roof pitch, eaves and height.

Whilst the ultimate assessment, will assess the cumulative impact of the proposal, it is useful to break down the elements to assess their individual design merits initially. The side extension, which would be above the garage would be visible from the street-scene.

Extensions, Porch and Roof alterations

The development would result in a number of extension, which would ultimately result in additional bulk at two-storey height to the rear and northwest side of the dwellinghouse. The existing dwellinghouse has a height of 8m and an eave height of 4.7m. The resultant building would be 7.6m high with an eave height of 5.3m. It is acknowledged that this results in an overall decrease in height of -0.4m but an increase in eave height of +0.6m. These changes would all be visible from the front elevation and so would have an impact on the streetscene.

The Householder Extensions/Alterations Design Guide also provides guidance on specific types of alterations. Relevant guidance has been included below to aid the assessment.

Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.

Two Storey and First Floor Rear Extensions

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

- 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.
- Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- Width: Extensions should not be of greater width than the original building.
- Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- Materials: Using matching external materials and window / door frames is especially relevant for two storey extensions.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens / properties.
- Light / Outlook: The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.

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Householder Extensions/Alterations Design Guide SPD

- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

In this case, the dwellings existing width at single storey is 10.3m and at two-storey (i.e not including the garage), it is 7.5m. The proposed extension would be 10.3m wide to match the existing. However, this doesnot reveal the true impact of the development because the scheme utilises extensions to the side, front

and the rear, which in some case can mitigate the visual impact of the scale;



However, in this case the increase in bulk is clearly dominating of the main dwellinghouse due to its sheer scale. The existing floor area is 125m² and the proposed floor area is 215m², which is almost double the floorspace of the existing dwellinghouse. The encompassing scale of the extensions would be significantly

larger than the host dwellinghouse, would dominate it and does not appear in any manner to be a subservient addition, which is expected of extensions to dwellinghouses. Whilst some dwellinghouses in the area do have a larger footprint than the subject dwellinghouse, none have both the extent of width and depth as proposed, particularly when compared to its immediate neighbours, neither of which have a two-storey scale as extensive as the one proposed. In addition to this, the existing 2.7m, characteristic gap at two storey, from the neighbouring boundary would be removed and the addition would extend up to the neighbouring boundary;



Also, the height decrease and eave height increase, would create an appearance which would be at odds with the staggered roofing of the dwellinghouses in this row. Overall, the scale and design of this scheme would result in a disproportional development, which would erode the existing character of the area.

Garage Conversion and Fenestration

Externally, the garage conversion would result in the removal of a garage door and replacement with a window. The proposed scheme would replace all of the windows on the front elevation, northeast side and the rear. They would be of reasonable size and number for the dwellinghouse as proposed. These elements of the scheme alone are not contentious.

Materials

The proposed materials would match the existing property and so would not be uncharacteristic for this matter.

On balance, the proposed development would **NOT** comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor	Minimum Space Standard
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	Area (m ²)	(m ²)
Kitchen	17	7.2
Living Room	18.3	13.2
Lounge	16.9	13.2
Dining Room	16	9.5
Downstairs Bathroom and WC	3.3	3.6
4no. double bedrooms	Smallest Bedroom is 13m ²	11.2
Upstairs bathroom and WC	7.4	3.6
Ensuite Shower/WC	2.7	3.6

Garden Measurement	Proposed Garden	Minimum Space Standard
Area	209m ²	100m ²
Depth	19.7	10

The proposed development complies with the minimum internal and external space standards, with exception of the downstairs bathroom and wc. There is another shared bathroom upstairs which meets the required space standard and is adequate bathroom and wc facilities would be provided and the scheme would be considered to provide adequate space for the occupiers.

Neighbouring Amenity

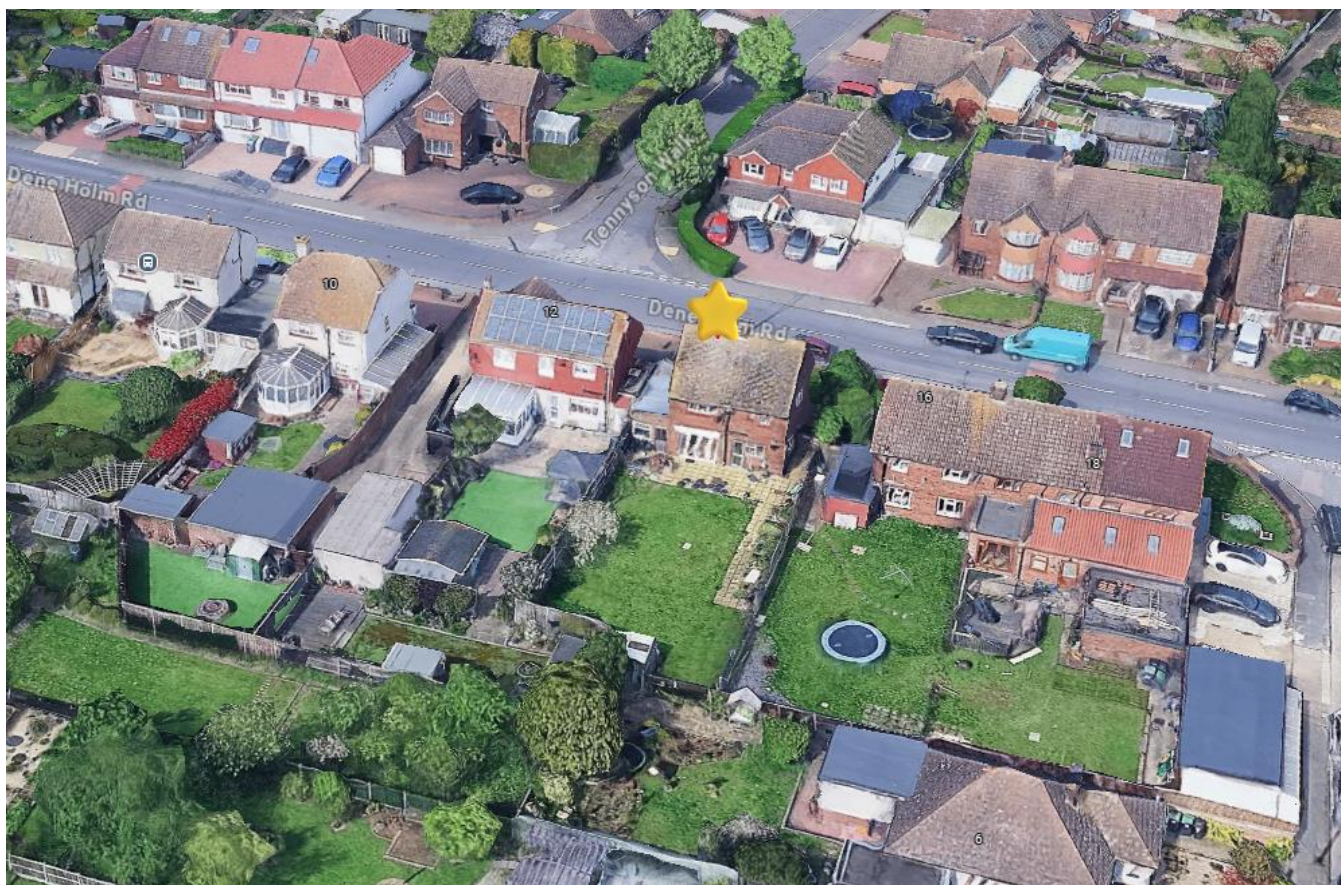
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, one objection to the proposal was received.

There are 2 adjoining neighbours who may be impacted by the development; no.12 Dene Holm Road, located to the west and 16 Dene Holm Road, located to the east. The elements of the design which may impact the neighbours are; the increase in two storey bulk and overlooking.

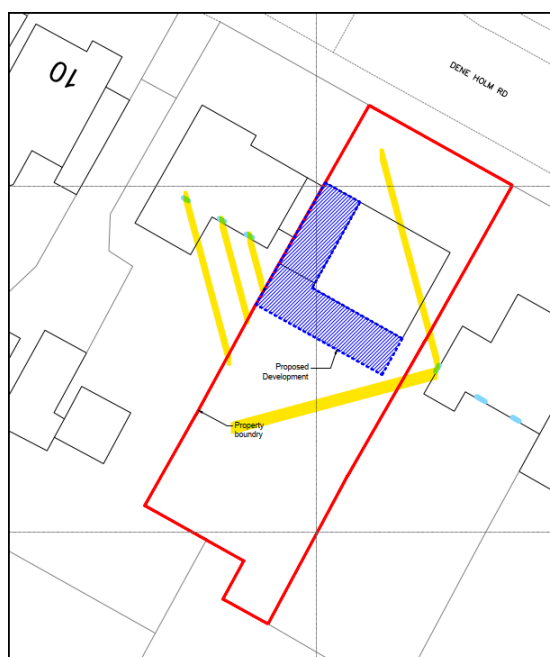
The site plan, shown below shows the area of increased two-storey bulk in blue.

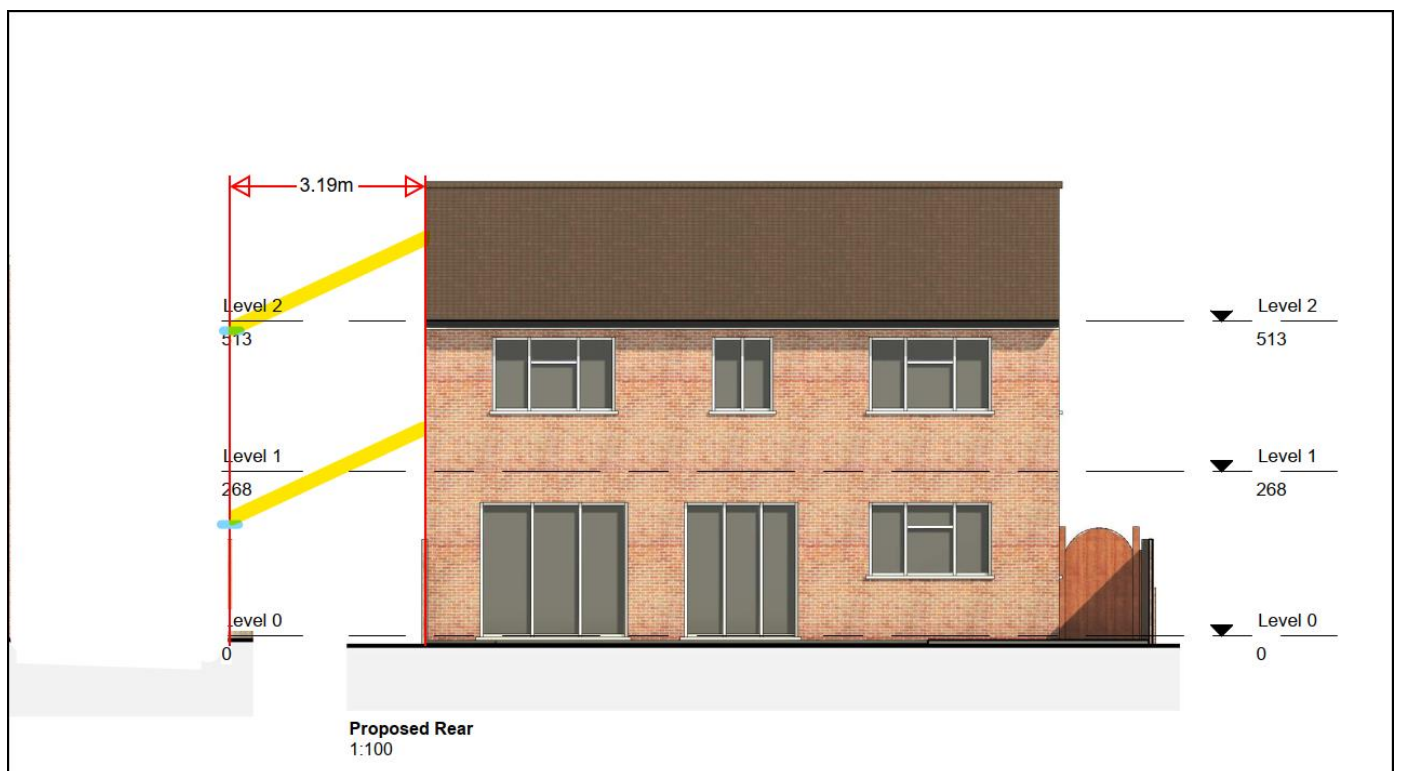


However, it does not show the change in roof form and how the increase eave height, in conjunction with the extensions may result in overshadowing of neighbouring windows.



The below 45 degree test shows the position of side and rear windows (not including the conservatory and garage). The only window which may be overshadowed are those two rear windows (ground and first floor) of no. 12 Dene Holm Rod, which lie closest to the boundary. The first floor rear window serves a bathroom, and the ground floor rear serves a kitchen.





25 degree test

The proposed development would therefore result in overshadowing of this neighbour's window, which serves a habitable room.

In terms of overlooking, no new windows would be located to the side elevation facing 12 Dene Holm Road. There is an existing first floor utility room window facing 16 Dene Holm Road. This would be replaced by a window serving a bathroom, which could be obscure glazed by condition to prevent any direct overlooking as this neighbour also has a first-floor side opening.

The proposal is therefore considered **NOT** to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposal would increase the property from a 3-bedroom property to a 4 bedroom property whilst also removing the existing garage. A 4 bedroom property has a requirement of 3 vehicle spaces per dwelling. Plus for proposals with additional bedrooms 1 cycle parking space for each additional bedroom must be provided. The standard driveway size for cars is 5m x 2.5m.

The existing driveway is approximately 2.9m wide by 6.4m deep. There is adequate vehicle parking space retained for 1 vehicle only. The garden space may be able to accommodate further car parking space, but this would likely require additional hard surfacing and alterations to the access which are likely to result in issues of poor design, which would be uncharacteristic for the area. Nevertheless, the plans do not show any change to the parking provision, with the exception of the removal of the garage. The cycle store for 1 bike, could likely be accommodated and so the cycle store details could be reserved by condition.

Adequate vehicle and cycle parking provision is therefore **NOT** available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion

The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, excessive height, poor and incongruent design, which would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and Section 12 of the National Planning Policy Framework (2024), in terms of design, character and appearance.

By virtue of the excessive scale and poor design, in particular to the roof changes and two-storey extensions, the scheme would result in harm to the living environment of future occupants of neighbouring property; 12 Dene Holm Road. The first-floor rear windows on this neighbour's property would experience a loss of light and overbearing bulk. The proposal represents an unneighbourly form of development which fails to provide a high standard of amenity for neighbouring sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2024)

The proposed development by reason of its inability to demonstrate adequate levels of on site vehicle and cycle parking provision, would as a result be contrary to paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Recommendation

The recommendation is to refuse this application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	24 th April 2025	Dated:	24 April 2025