



Delegated Report

Householder Planning Application

Planning Application No: 20230004

Location: 14 Sun Lane Gravesend Kent DA12 5HG

Description: Proposed first floor extension and gable ended roof

Applicant: Mr N Photay

Site Visit Date: 6th March 2023

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Existing Ground Floor Plan;
- Existing Roof Plan;
- Existing Elevations;
- Proposed Ground Floor Plan;
- Proposed Roof Plan;
- Revised Proposed Elevations;
- Proposed Section;
- Existing Block Plan;
- Proposed Block Plan and;
- First Floor Plan Proposed.

Supplementary Information:

- Specification Notes

Superseded

- ~~Proposed Elevations;~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20160901	Single storey rear extension with a depth of 2.340 metres, maximum height of 3.035 metres and eaves height of 2.780 metres.	Prior Approval Not Required	28.02.2017
19800667	Retention of conservatory	Permitted	16.10.1980

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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to six neighbouring properties. The consultation period expired on 25th January 2023 and no comments were received.

Analysis

Proposal

The proposal seeks to erect a first-floor extension with a gable end roof. The roof will have an overall height of 7.45m and will include two front facing gables at first floor and a continuation of the ground floor bay windows up to the first floor.

At first floor there will be two windows at first floor level in the south elevation which will serve a staircase and an ensuite shower room. In the southern elevation there will be four windows at first floor level of which three will serve bedrooms and one will serve a wardrobe.

To the rear there will be a further first floor extension on top of an existing single storey rear extension, this extension will be part width with an overall height of 6.98m and a depth of 3.2m with a width of 4.46m. The extension will be finished with a hipped roof and will include a Juliet balcony in the rear elevation to serve a bedroom. There will be a further two windows in the rear elevation at first floor which will serve an ensuite.

Character and Appearance

The application site is a detached bungalow situated in a residential area of Gravesend, the surrounding properties are varied in design and type. The bungalow unique in the sense that it is positioned in between a pair of semidetached bungalows and next to a terrace of two storey houses.



The site has been previously extended by way of a single storey rear extension and a conservatory which are shown as being retained post development. To the front there is a drive for off road parking which is served by a dropped kerb. The bungalow has two front facing gables with a section of flat roof in the middle to connect these two gables, the sides are hipped similar to that of the semi detached bungalows. To the rear the roof is dual pitched and hipped on all sides.

The proposal seeks to extend the roof upwards with a gable arrangement similar to the existing two storey end of terrace house. This will result in a dominant and substantial detached dwelling which would appear at odds with the neighbouring bungalow which is positioned closer to the proposed dwelling than the two storey house. It should be noted that the neighbouring bungalow's entrance door is positioned in very close proximity to the boundary shared with the application site. Furthermore there are two windows in this elevation and whilst it is not clear what these windows serve given their size and positioning it is likely these may serve a utility or bathroom area.



The extension would also diminish the visual gap between the bungalow and application property and it would also be highly visible from Portland Avenue resulting in a harmful impact on the wider area.



It is considered that the gable roof would introduce a significant amount of bulk and massing to the dwelling which would overbear the neighbouring bungalow and be a generally unneighbourly form of development. The proposed first floor extension by virtue of its size, design and due to its proximity to 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 the National Planning Policy Framework

Amenity of Future Occupiers

Post development the bedroom sizes would all be compliant with the requirements of SPG2 – Residential Layout Guidelines, there would also be approx. 123sqm of resultant garden space which is acceptable for a property of this size.

The proposal is therefore considered to adequately safeguard the amenity of future occupiers.

Neighbouring Amenity

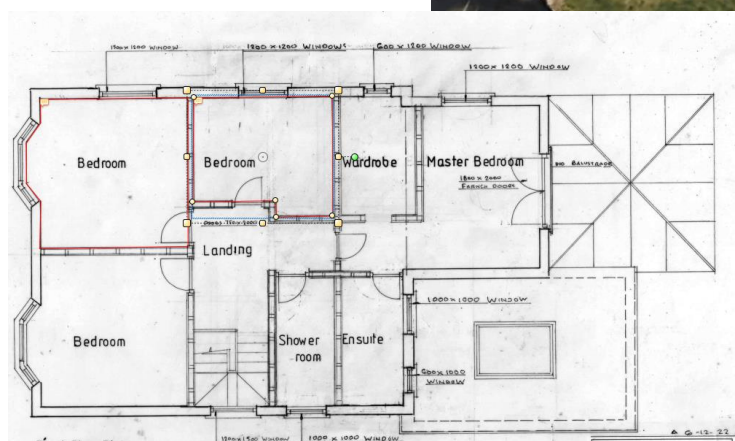
The site is positioned between two properties to the north and south that would be most impacted by the development.

The property situated to the South is No.16 Sun Lane and is a two-storey end of terrace house. This property is positioned slightly behind the application site and there is a gap between the two properties

which tapers in at the rear. In terms of light the proposal is not liable to harm light levels to this property due to the path of the sun and outlook is not likely to be harmed due to the orientation of the properties.

In terms of privacy the application site will retain three windows at ground floor level with the use of the rooms remaining as they currently are. At first floor the proposal would introduce four new windows in the flank elevation, three of these windows would serve a bedroom and the fourth would serve a wardrobe.

There would not be any considerable loss of privacy from the window to the front of the property as there are no windows in the flank elevation of No.16, however the windows serving the master bedroom at the rear would give rise to overlooking especially when considering the window in the flank elevation is a secondary window to this bedroom. The proposed Juliet balcony would offer views over the neighbouring garden and due to the tapering in of the plots, the window in the flank elevation would be closer to the neighbouring property and offer views in the direction of a window serving a bedroom at first floor level of No.16.



To the north of the application site lies No.12 Sun Lane which is a modest semidetached bungalow. The proposed extension would impact light levels to this property due to the path of the sun. As can be seen from the below image there is overshadowing to the site from the existing single storey extension. The two-storey element would exacerbate this further and overwhelm the bungalow due to the proximity of the properties.



In terms of privacy the windows at ground floor level will remain with no further windows added, at first floor there will be a window added to serve a bathroom which could be obscure glazed to protect privacy. There is also a window shown at mid level to serve a staircase and it is considered that this wouldn't impact privacy and so it is considered the proposal would not materially harm the privacy of this property.

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 12 Sun Lane due to the lack of space between the properties and would have an unacceptable and overbearing impact that would also result in overlooking and loss of privacy to the neighbouring garden at No16 Sun Lane. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.

Parking and Highways

Post development there is sufficient off-road parking to cater for the increased bedrooms and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below grounds:

It is considered that the gable roof would introduce a significant amount of bulk and massing to the dwelling which would overbear the neighbouring bungalow and be a generally unneighbourly form of development. The proposed first floor extension by virtue of its size, design and due to its proximity to 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 the Section 12 National Planning Policy Framework (2021).

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 12 Sun Lane due to the lack of space between the properties and would have an unacceptable and overbearing impact that would also result in overlooking and loss of privacy to the neighbouring garden at No16 Sun Lane. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7th March 2023	Dated:	7th March 2023