



Delegated Report

Householder Planning Application

Planning Application No: 20230237

Location: 103 Downs Road Istead Rise Gravesend Kent

Description: Erection of two storey front infill extension, conversion of the garage to a study, two storey rear extension, loft conversion with rear flat roof dormer and raising the ridge by 300 mm along with extending the patio and building a new retaining wall to the garden.

Applicant: Mrs Ellie Stevens

Site Visit Date: 03/04/2023

Submitted Documents/Plans

Cover Letter

Application Form

2022/12/01 – Existing Block Plan

2022/12/02 – Existing Floor Plans

2022/12/03 – Existing Elevations

2022/12/04 – Proposed Block Plan

2022/12/05 – Proposed Floor Plans

2022/12/06 – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
19870111	Erection of two storey front extension to form porch and enlarged garage with enlarged bedroom at first floor level	PER	30.03.1987
19820782	Erection of a front porch	PER	22.11.1982
19770850	Demolition of existing house and erection of two detached houses with integral garages	PER	19.12.1977
19770355	Erection of detached garage at front and laying out of	PER	14.06.1977

	vehicular access		
19770124	Erection of a single storey extension at rear to form dining room	PER	11.03.1977
19760640	Outline application for the erection of 8 semi detached single storey dwellings with detached garages	PER	20.10.1976

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comment received.

Southern Gas: No comment received.

GBC Highways Officer:

No objection - there is room for parking three cars in the front garden and a store is shown for cycles and bins.

Neighbouring properties

5 surrounding properties were consulted and a site notice also displayed. 1 comment was received from a member of the public. This was an objection.

Summary of objection:

- The scale of development at the rear is excessive.
- There would be overshadowing and loss of light to neighbouring dwellinghouse, including windows and garden.
- The development would impact outlook from rooms and garden of neighbouring property and would be overbearing.
- The height of the existing roof line would be raised, and the height of the apex roof would be higher than the sill level of the second storey windows.
- There would be landscaping and boundary treatment changes. Concerns were raised regarding; design suitability, prevention of topsoil slipping or collapsing. It is likely that a 1.5m high retaining wall would be required.

Officer Response to objection:

The scale, design, impact on amenity of adjoining neighbours will be addressed within the Officers analysis within this report.

It should be noted that landscaping and boundary details have not been provided as part of the scheme. However, where approved, could be required by conditions to assess impact on appearance and impact to residential amenity. However, subsidence is not a planning consideration and would be a private legal matter.

Officer's Analysis

Principle of Development

This application is located in a Rural Settlement inset from Green Belt, 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 and Residential Amenity of neighbours.

Summary Information

	Existing Dwellinghouse (m)	Proposed Dwellinghouse (m)	Change (+/-m)
Max height	9.2	9.4	+0.2
Max eaves height	6.1	6.1	NO CHANGE

Max Width	8.25	8.75	+0.5
Max Depth	13.2	19.2	+6

Design, Character and Appearance

This application relates to a detached dwelling located within a street scene which is characterised by mostly detached dwellings of various designs.



Image of Front Elevation taken during the site visit

The existing dwellinghouse has a footprint of 85m². The proposed dwellinghouse would have a footprint of 145m². This would be an increase of 60m² (a 70.6% increase). To the rear there would be an approximate increase in depth of 6 metres. There would be no increase in depth beyond the front most elevation but there would be a 3-metre-deep infill to the frontmost elevation to the southeastern side.

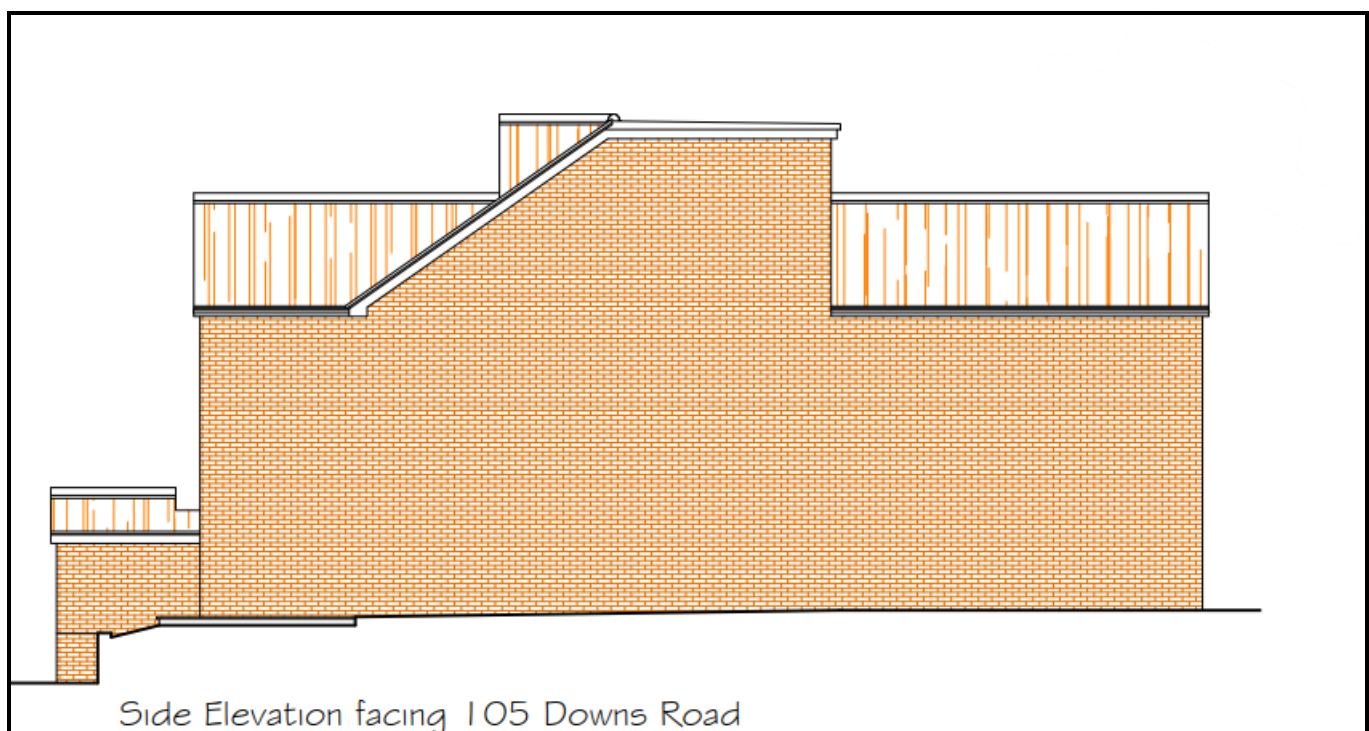
In terms of design the proposed front and side elevations would have a similar appearance to those on 105 Downs Road (to the Southeast). The front alterations and rear extension was approved at appeal under planning ref: 20190966 and appeal ref: APP/K2230/D/20/3245961.

In that appeal the officer assessed that the development would not be out of character with the area despite it not being subordinate to the existing dwellinghouse. However, although the character and design appearance would be similar to this neighbour, its scale would be much larger. This neighbour has a depth of 11.8m the proposed dwellinghouse would have a depth of 19.2m, which is substantially larger.

The proposed development would make this dwellinghouse one of the largest in the immediate vicinity. However, the neighbour to the north-west (101 Downs Road) has a similar footprint following extensions approved in the 1980's.)

There are concerns regarding the significant scale and increase to this dwellinghouse and it would not be

considered subservient to the main dwellinghouse. While it is evident that similar scaled properties at two storey are evident within the area and have similar design which should be taken into consideration as part of the existing character, the current proposal differs as it has incorporated all the various extension types of the neighbouring properties, being two storey front and rear. In this case, the extensions proposed would result in a larger dwellinghouse than 105 Downs Road and while of similar design, this dwellinghouse is not as deep to the front as the proposed dwellinghouse would be. This proposal would also result in a cluttered appearance in roof form as a result of the double gable, dormer to the front and the tall pitched roof line which would run perpendicular to the front elevation and at the rear a double gable and large dormer which extends from a flat roof. The eclectic and cluttered roof form do not constitute good design and would appear incongruent with the existing dwellinghouse and wider setting. The side elevation below shows the mix of roof types and the impact they have in terms of harsh and eclectic appearance and how it would not be cohesive once built and also how it would result in a large and blank façade to the side elevation which would be of poor design. The side elevation is shown below (Not to Scale):



Therefore, it is considered that on balance the dwellinghouse as proposed would be appropriate in terms of design, character and appearance, constituting over development of the site.

On balance, the proposed development would **NOT** comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposed rooms would meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity



Image of Rear Elevation taken during the site visit

The image below (Not to Scale), taken from the proposed block plan, with dimensions added shows the distances of the dwellinghouse as proposed from the boundary with neighbours and the depth variation, for clarity.



The neighbours most likely to be impacted by the development are 101 Downs Road and 105 Downs Road.

The following plan (Not to scale) shows a 45 degree test indicating areas of overshadowing.

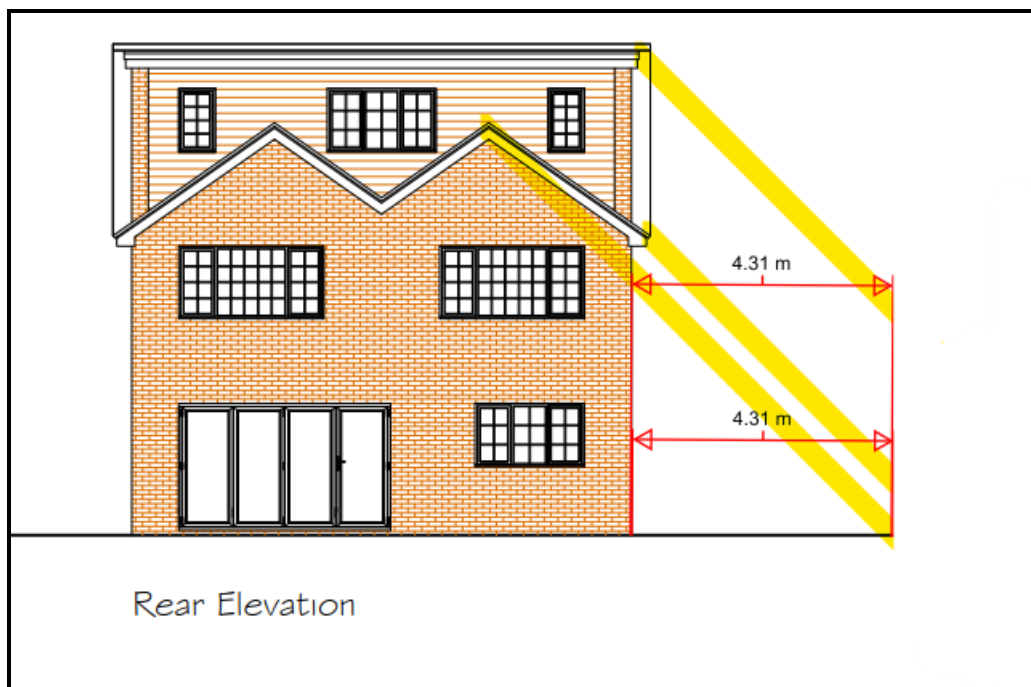


101 Downs Road

This neighbour is located to the north-west. The proposed dwellinghouse would be set in by 1.39m from the shared boundary with this neighbour.

The 45 Degree test shows that there is likely to be significant overshadowing of this neighbour's rear openings.

The below 45 degree test (Not to Scale) provides further insight into the extent of potential overshadowing to this neighbour:



This shows that almost all ground floor rear and side windows would be overshadowed. Given the 6.3

metre setback of the higher dormer element, the first floor rear windows would likely not be overshadowed. Planning approval for this neighbour's rear extension obtained under planning ref 19860544 indicated that the windows on the rear elevation entirely serve a combined sitting/dining room. The two openings closest to this neighbour would be entirely overshadowed and the third opening set furthest away would be partially obscured. Given the position, use and scale of this room, it is considered that the development would result in significant overshadowing of windows serving habitable rooms, resulting in harm to this neighbour's amenity. It is also considered that the considerable two storey depth (7.37m) beyond this neighbour's rear elevation would result in an overbearing appearance and would create a sense of enclosure, contrary to paragraph 9.7 of the Householder Extensions/Alterations Guide.

No concerns are raised with regard to direct overlooking.

105 Downs Road

This neighbour is located to the south-east. The proposed dwellinghouse is set in by 1.3 metres from the shared boundary with this neighbour.

As the 45 degree test shows, there is potential for this building and its openings to be overshadowed. However, it is noted that this neighbour's plot is located to the south east and given the sun's, southerly route from east to west, any significant overshadowing is unlikely.

The proposed dwellinghouse would be set further to the rear by a minor 1.48m than this dwellinghouse, which would not result in any significant overbearing bulk in close proximity to this neighbour's dwellinghouse.

No concerns are raised with regard to direct overlook.

The proposal is therefore considered **NOT** to safeguard the amenity of neighbouring property 101 Downs Road and would be contrary to the Householder Extensions/Alterations Design Guide, policy CS19 of the Core Strategy 2014 and the National Planning Policy Framework 2021.

Highways and Parking

Adequate vehicle and cycle parking provision is available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), 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 & Recommendation

The proposed development by reason of its scale, dominant projecting features, significant depth and incongruent roof form would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021 in terms of design, character and appearance.

By virtue of the excessive depth and height to the rear, the proposed development would result in harm to the living environments of future occupants of 101 Downs Road. The ground floor windows which serve a habitable room would experience a significant loss of light and the rear aspect of the development would result in overbearing appearance and a sense of enclosure. The proposal would therefore fail 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 paragraphs 126 and 130 of the National Planning Policy Framework 2021.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th April 2023	Dated:	24 April 2023