

Delegated Report

Householder Planning Application

Planning Application No: 20240570

Location: 11 Court Lodge Shorne Gravesend Kent

Description: Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.

Applicant: Rebecca Horne

Site Visit Date:

Submitted Documents/Plans

Application Form

B.EX.0.1 – EX Location Plan

B.EX.0.2 – EX Site Plan

B.EX.2.1 – EX Ground Floor Plan

B.EX.2.2 – EX First Floor Plan

B.EX.2.3 – EX Loft Floor Plan

B.EX.2.4 – EX Roof Plan

B.EX.3.1 – EX Side (Left Elevation)

B.EX.3.2 – EX Rear Elevation

B.EX.3.3 – EX Side (Right Elevation)

B.EX.3.4 – EX Front Elevation

B.EX.4.1 – EX Section 1

B.EX.4.2 – EX Section 2

D.PR.0.1 – PR Site Plan

D.PR.2.1.0 – PR Ground Floor Plan

D.PR.2.2.0 – PR First Floor Plan

D.PR.2.3 – PR Loft Floor Plan

D.PR.2.4.0 – PR Roof Floor Plan

D.PR.3.1 – PR Front Elevation + Rear Elevation

D.PR.3.2 – PR Side (Left + Right) Elevation

D.PR.4.1 – PR Section 1

D.PR.4.2 – PR Section 2

Ref: 1189 - Potential Bat Roost Assessment – Bat Emergence Survey

MP_979 – Design and Access Statement

D.PR.2.1.1 – PR Ground Floor Plan – Fire Safety

D.PR.2.2.1 – PR First Floor Plan – Fire Safety

Response to objections received on 24.10.24.

Document detailing other development in the area received on 11.11.24

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 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

- 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)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

Officer Note: Consultations were sent out twice as a Bat Survey was submitted during the course of the application.

Shorne Parish Council

Received on 25/09/24:

The Parish Council has to OBJECT to this application, for reasons as follow:

Out of character:

Court Lodge is a long cul-de-sac of similar, traditionally designed houses. These are large and well-

separated, and have pitched tiled roofs.

While extending the property is accepted in principle, the proposal introduces a starkly contrasting extension, in place of the existing garage, without trying to match or blend with the design of existing and nearby properties.

The proposed changes to windows and cladding will alter the appearance of the house without being due to necessity. The application refers to updating cladding but we are uncertain that there is any presently, only traditional hung tiles as usual in the area.

Adverse impact on the street scene:

The uncompromising modern design of the proposed extension, and high flat roof (much higher than the existing eaves), together with the property being located on higher ground at the end of the cul-de-sac, will be visually intrusive in the area and have a significant adverse effect on the street scene. There will be a considerable increase in bulk.

Other points:

A first-floor window is noted on the east (left) side elevation, this would not normally be permitted. It overlooks the private amenity area of the neighbouring property.

Solar panels are noted on the flat roof, these should not be visible from the roadway. Structures shown on the rear main roof are assumed to also be solar panels.

No staircase is shown to the loft, a hatch and ladder access is assumed to non-habitable use.

Ward Councillors

No comments received.

KCC Biodiversity

Received on 02/10/24:

This application is for the following: Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.

During the bat surveys a common pipistrel roost was recorded and the submitted bat mitigation is based on the assumption that the bat roost will be lost. However from reviewing the submitted plans it's our understanding that the bat roost will not be lost as a result of the proposed development. The roost was recorded on the NW aspect of the house and from reviewing the plans it appears that this area will not be directly impacted by the proposed construction.

We agree that a EPS licence will be required and a temporary replacement roost located on the site boundary as the roost is likely to be impacted by disturbance. However if our understanding of the plans are correct it's our view that a replacement roost will not be required as following works the roost will continue to be available for use.

If planning permission is granted we recommend that an updated bat mitigation strategy is submitted to ensure that the mitigation proposed is based on the works being carried out within the site.

We recommend the following:

Prior to any works commencing on the building an updated ecological mitigation strategy must be submitted to the LPA for written approval. It must be based on the information within the Potential Bat Roost Assessment – Bat Emergence survey (EcoAssistance Ecologists; September 2024) or an updated ecological survey if the data is over two years old and the approved site plans. The plans must be implemented as approved.

Lighting.

5 species of bats were recorded within the site and lighting can have a negative impact on bats (and other nocturnal species) and therefore any lighting must be designed to minimise light spill.

We recommend that if planning permission is granted the lighting condition has the following requirements:

- Be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'¹
- Downward facing and on motion sensors
- Plan showing the location of lights, location of bat roosts and types of lights
- Lighting not direct towards the retained bat roost.

Biodiversity Net Gain

Under the Environment Act 2021, all minor planning applications in England submitted on or after the 2nd April 2024 will have to deliver at least a 10% biodiversity net gain (unless exempt^{2,3}).

Having reviewed proposals we consider this application to be exempt from mandatory biodiversity net gain, so that mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because the application is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

KCC Heritage

Received on 26/09/24:

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area, the past development 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.

Dickens Country Protection Society

Received on 28/09/24:

There is no objection in principle to the extensions, but what is being proposed at the north end is totally out of character with existing house and the area. The building is in a prominent position at the end of the close and if permitted, in the Society's view, the proposal would cause significant damage to the street scene. The close was designed and constructed as whole and this should be respected.

Neighbouring properties

3no. surrounding properties were consulted and 0 comments were received from members of the public. Two site notices were placed. The first notice was placed on 11th July 2024. The second notice was placed on 19th September 2024, following submission of a bat survey. The final date to submit comments was 11th October 2024.

Officer's Analysis

Principle of Development

This application is located inside the Rural Settlement inset from the 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), Landscape Character Area, Amenity of Future Occupiers, Residential Amenity of neighbours, Parking and Highway Safety.

Design, Character and Appearance

The proposed development would remove the existing single storey, two bay garage to the west side of the dwellinghouse, as shown in the image below, taken on site in July 2024:



The below front and rear elevations (Not to Scale), shows the proposed two-storey flat roof extension, which would replace the garage. It also shows the single storey pitched extension which would be erected to the west side of the building.



The single storey pitch elevation would be small in scale, with an appropriate roof form. Whilst the door seems somewhat larger than other openings on the front elevation, by itself this would not result in a disproportional or incongruous development.

On the other hand, the flat roof two-storey extension on the east elevation, is a disproportionately sized addition, which would have no features which would reflect the main dwellinghouse. The design would be so incongruous with the existing character of the dwellinghouse and the wider area, such that it would severely disrupt the character of the area were it to be built.

Scale

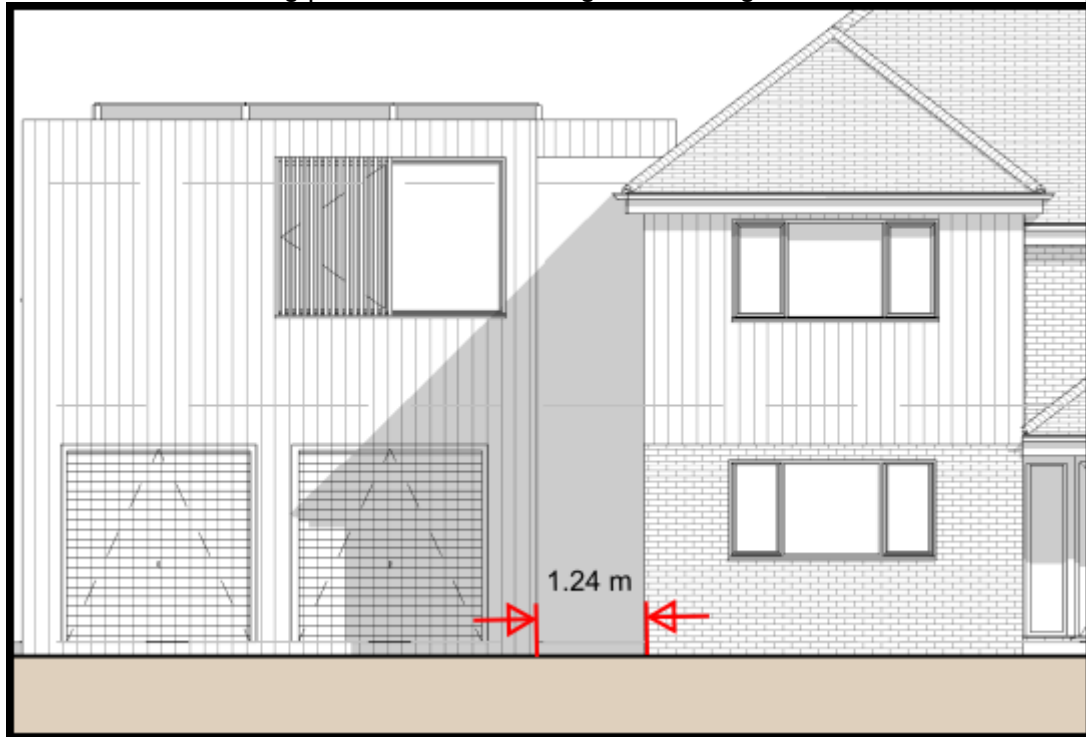
The existing dwellinghouse is 12.7m wide. The proposed side extension to the east elevation would be 7.363m wide and the single storey element to the west would be 2.156m wide. The resulting width of the dwellinghouse would be 22.219m (a 75% increase in the overall width of the dwellinghouse). Whilst, the extensions have been set back in a likely attempt to improve subservience, the encompassing width, and height, which exceeds the eaves of the existing dwellinghouse, would result in an extension which would have a domineering appearance to the main dwellinghouse. The expectation for extensions is that they should be subservient to the main dwellinghouse. This dominating appearance is accentuated further given the highly visible location of the proposed two-storey extension which would front the open driveway.

Roof form

The flat roof proposed would not reflect the main dwellinghouses, or any other examples of two-storey development in the area. The existing dwellinghouse uses its roof form and pitches at either end of the building to portray a somewhat symmetrical appearance, which would be destroyed by the introduction of a two-storey flat roof. Flat roofs at two-storey level are consistently resisted as they appear unnecessarily bulky, with harsh roof lines, and non-descript appearances, which are not characteristic of the suburban area.

Fenestration

The use of fenestration to all elevations of the proposed extension has no positional or size relation to the main dwellinghouse. They are set higher and are significantly larger in size and number. To the rear, there is no spacing between windows. Yet to the front elevation there is a 1.24m wide blank section of wall which appears at odds as the connecting point between the original dwellinghouse and the extension proposed.



Section 10.5 (Two storey side extensions) of the Householder Extensions/Alterations Design Guide SPD (2021) is relevant. In this section it specifically notes that flat roofs are unacceptable and that eaves should be lower than the main dwellinghouse, along with appropriate widths. Excerpt is included below for relevant information.

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.



Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.



Side extensions should be set back and set in to avoid the 'terrace effect'.

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- **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

Sections 9.2-9.4 (Character and Design Quality) and section 10.14-10.18 (Outbuildings and Garages), of the Householder Extensions/Alterations Design Guide and Section 5.15 (Roofscape), 5.16 (Elevations and Key Corners) and 5.17 (Materials) of the Design for Gravesham – Design Code (2024) are also relevant as they detail how design must be cohesive to the main dwellinghouse, and how roofscape, height, position and finishing appearance can influence the final appearance of scheme.

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 (2023), the Householder Extensions/Alterations Design Guide (2021) and the Design for Gravesham – Design Code (2024), in terms of design, character and appearance.

Landscape Character

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as a very open site due to the size of the plot and the surrounding garden and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Amenity of Future Occupiers

The NPPF (2023) 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 Area (m ²)	Minimum Space Standard (m ²)
Living Room	29	13.2
Kitchen/Dining/Family Space	42	Kitchen Diner: 7.2 Living Room: 13.2
WC (Ground Floor)	2	1.3
WC (First Floor)	4	1.3
Bathroom and WC	7	3.6
Bedroom 01	30	11.2 (Double)
Bedroom 02	13	11.2 (Double)
Bedroom 03	13	11.2 (Double)
Bedroom 04	22	11.2 (Double)

Garden Measurement	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Area	108	100
Depth	13.4-23.2	10

As the above tables show, there would be adequate internal and external spacing, should the development be undertaken.

Neighbouring Amenity

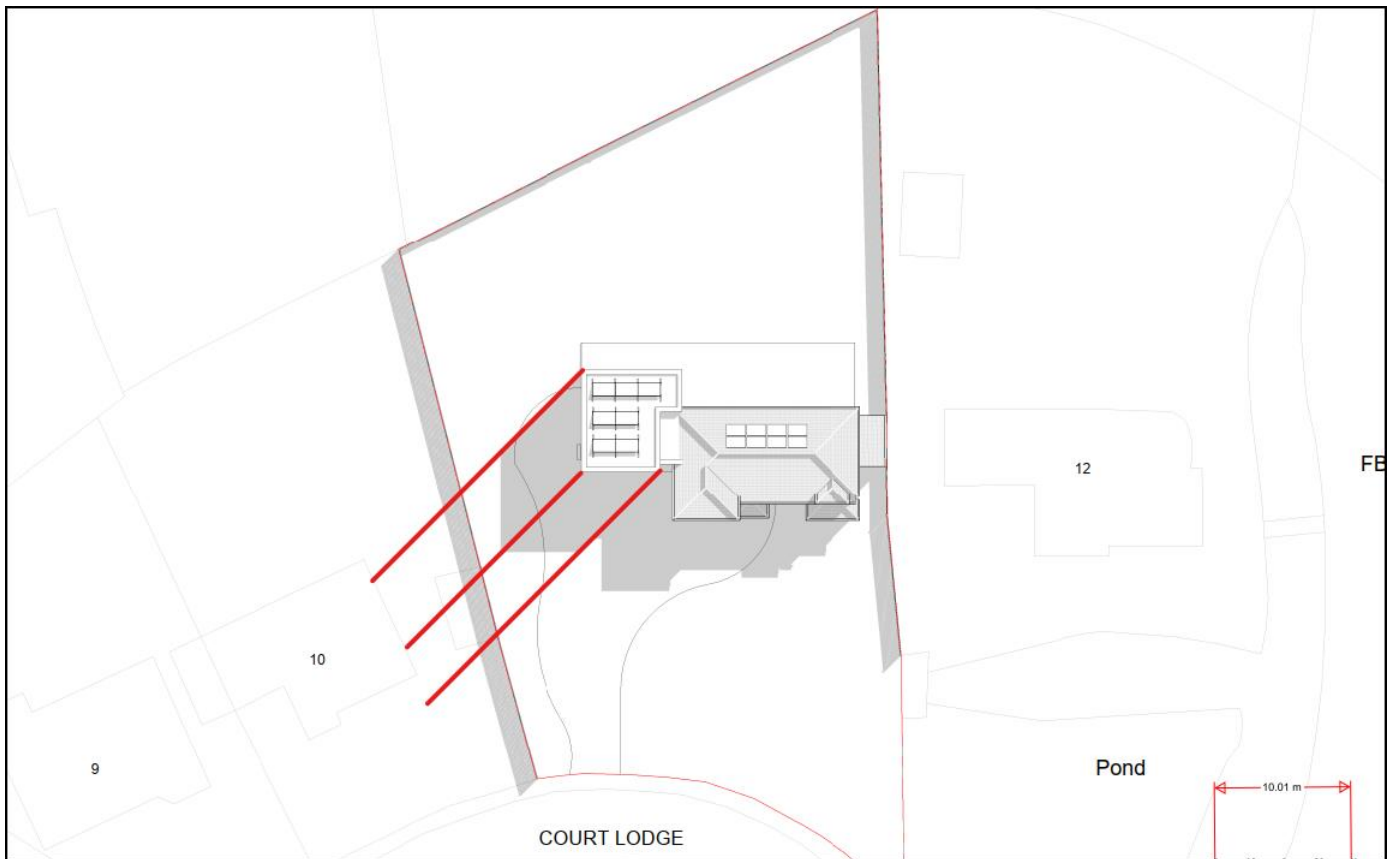
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

There are 2 properties which adjoin the subject dwellinghouse; 10 Court Lodge to the east and 12 Court Lodge to the West.

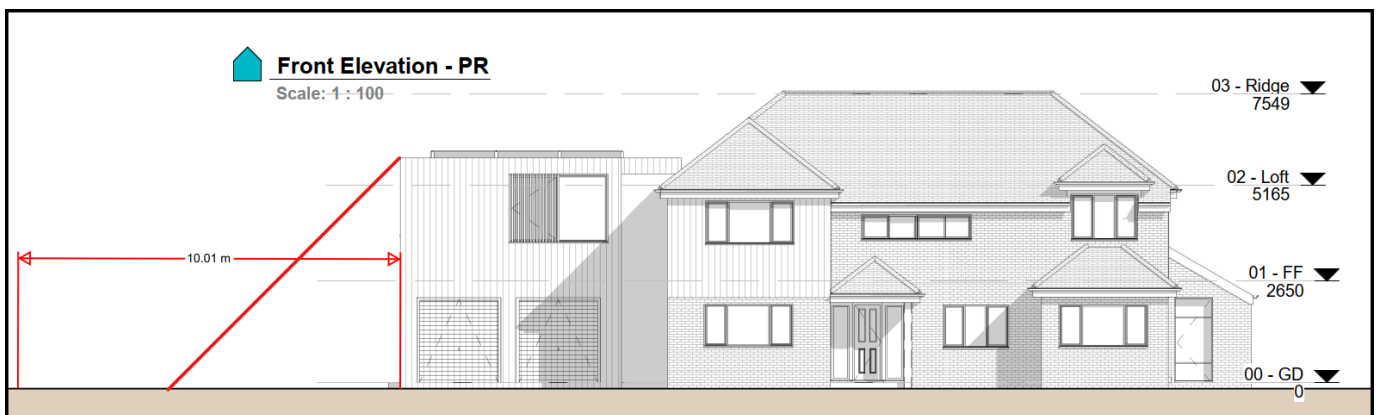
To the east elevation, the only change would be the single storey element, which would by its very nature, not result in any significant overshadowing. Not would any new openings be created in this elevation. As such, there would be no overbearing impact on 12 Court Lodge.

To the West elevation, the proposal would remove the existing single storey garage and a two-storey extension would be built. So there is potential for overshadowing to 10 Court Lodge. There would also be an additional ground and first floor window introduced to this elevation. At ground floor level there would be no direct overlooking. At first floor level, given that the window would serve an ensuite, it could be reasonably required to be obscured by planning condition, to prevent harmful overlook.

AS the below 45 degree test shows, given the positional relationship between the buildings, the proposed two storey extension would potentially overshadow the windows on this neighbours side elevation.



There is an approximate distance of 16m between the dwellinghouses. As the below elevational, 45-degree test shows, the proposed building would not result in shadowing which extends to 16 metres wide of the existing dwellinghouse. Therefore, overshadowing of this neighbours' windows is unlikely to occur.



The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The Kent Design Guide (Vehicle Parking Standards, 2006), requires that 4 bedroom dwellinghouses have 3 vehicle parking spaces. An additional space per bedroom would also be required. Given that there would be no overall increase in the number of bedrooms, no cycle provision is required in this instance. However, although the existing garage would be removed, provision of 3 parking spaces would need to be maintained. Although, the parking provision has not been indicated on the plans provided, given the existing front drive, which widens towards the dwellinghouse, there would clearly be adequate spacing for 3 vehicles.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2023), 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 excessive increase in scale and height and poor design, which would result in a dominant and incongruous extension which is out of character with the subject dwellinghouse and the suburban setting. Overall, it 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 the Householder Extensions/Alterations Design Guide (2021) and the Design for Gravesham - Design Code (2024), Policy CS19 of the Core Strategy 2014, and Section 12 of the NPPF (2023), in terms of design, character and appearance.

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:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19th November 2024	Dated:	21st November 2024