



Delegated Report

Householder Planning Application

Planning Application No: 20240898

Location: 170 Dene Holm Road Northfleet Gravesend Kent

Description: Erection of single storey front extension with pitched roof formation of porch.

Applicant: Mr M Sidhu

Site Visit Date: 09.12.2024

Submitted Documents/Plans

- Application Form
- Drawing No S01 Rev P2 (Existing Block Plan and Site Location Map)
- Drawing No S02 Rev P2 (Proposed Block Plan)
- Drawing No S03 Rev P2 (Existing Plans and Elevations)
- Drawing No S04 Rev P2 (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240899	Prior approval application for a single storey rear extension with a depth of 4.80 metres, maximum height of 3.00 metres and eaves height of 2.90 metres.	Prior approval granted.	07.11.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of to 6 surrounding properties. The consultation period expired on 18.11.2024 and no comments were received.

Analysis

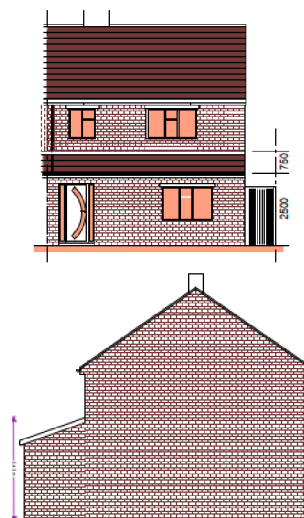
Proposal

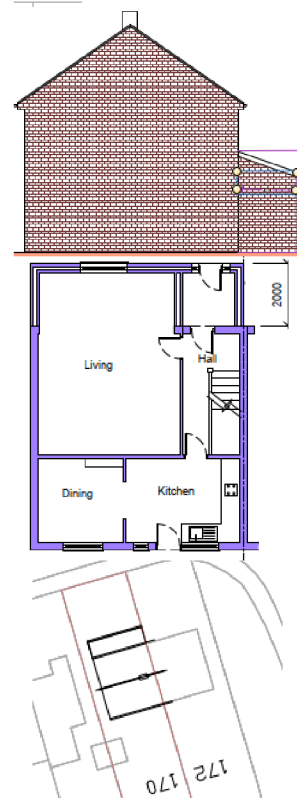
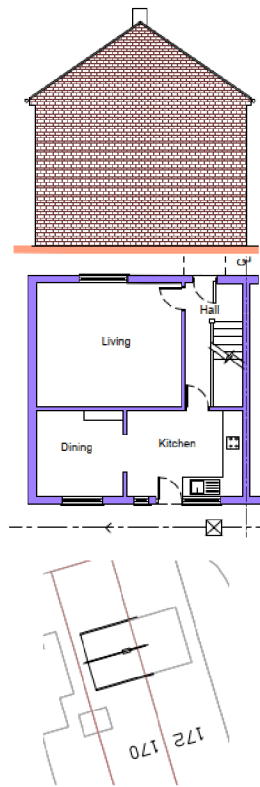
The proposal seeks the erection of a single storey front extension with a monopitch roof. The extension will span full width, have a depth of 2m and a height of 3.2m. It will allow for a large living room and a porch.

Existing



Proposed





Background

The application site was granted prior approval consent on 07.11.2024 for a single storey rear extension with a depth of 4.80 metres, maximum height of 3.00 metres and eaves height of 2.90 metres.

The submitted plans do not show this extension as it may not have been built as of yet.

Character and Appearance

The application site is a two storey semi detached dwelling situated in an urban part of Gravesham. The application property is set back from the highway and has a dropped kerb serving the frontage, this leads to a hardstanding serving an off road parking space.

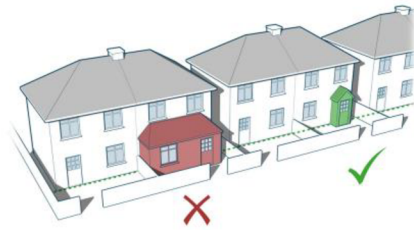


There are a number of porches within the vicinity which project forward, however they are not full width and to the scale of what is being proposed.

It is acknowledged that there is an example of a full width single storey front extension at 157 Dene Holm Road, however this example predates current policy and so such development under the Council's existing adopted guidance would not be deemed acceptable.

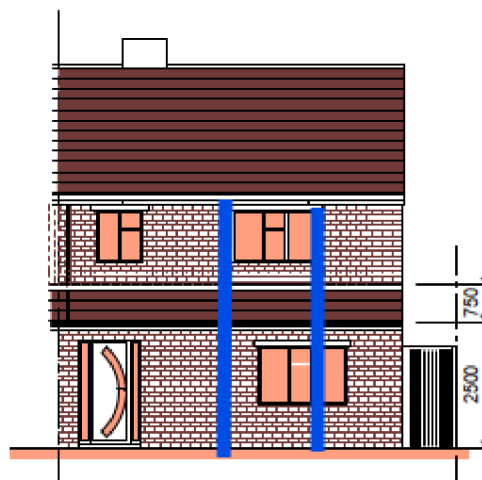


The below extract is from SPD4 – Householder Alterations and extensions guidance.



Large extensions which break the building line and do not respect the scale of the house will be rejected.

Furthermore paragraph 10.13 of the guidance states 'New windows should be arranged to line up vertically and horizontally with those of the original house, to give a sense of balance and proportion'. As can be seen below the proposed development will result in misaligned fenestration which is harmful to visual amenity.



The proposed front extension is unacceptable, in particular, the width which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

The proposal will adequately safeguard future occupant's amenity and so the proposal complies with SPG2 Residential; Layout Guidelines and CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The application site is semi detached and given the distance between the application site and the neighbouring property to the west there would not be any harm in terms of loss of light or outlook, there are no windows proposed in the flank elevation of the extension so there are no concerns relating to privacy.

The adjoining property known as No 172 Dene Holm Road has its entrance door located next to the common boundary shared with No.170 so there would not be any harm to light or outlook to any habitable windows, especially as the extension will project some 2m. There would not be any harm to privacy and so the proposal complies with SPG2 Residential; Layout Guidelines and CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The application site benefits from an existing parking space to the property frontage, however there is no other on site parking. Dene Holm Road has limited on street parking due to the vast number of dropped kerbs in the area and so it is important that the existing parking space is maintained.



The proposed development would reduce the depth of the drive from 8.5m to 6.5m. Kent County Council require a depth of 6 metres when the parking is in front of a door to ensure there is adequate pedestrian access to the property.

Please only apply if you have the minimum measurements detailed in the following criteria:
Space Criteria Table- Minimum Measurements Required

How will you park the car	Width(minimum)	Depth(minimum)
A/ Perpendicular -Parking area at right angles to the road	2.4 metres	4.8 metres
B/ Perpendicular with access Point - Parking area in front of access door or garage	2.4 metres	6 metres

The proposal therefore complies with the requirements of KCC Parking Standards 2006.

Conclusion & Recommendation

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

The proposed front extension is unacceptable, in particular, the width which would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Harrt
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Signed:		Signed:	
Dated:	09.12.2024	Dated:	9th December 2024