

Delegated Report

Householder Planning Application

Planning Application No: 20240696

Location: 87 Springhead Road Northfleet Gravesend Kent

Description: Erection of a part two storey part single storey rear extension.

Applicant: MR H Badatch

Site Visit Date: 23.09.2024

Submitted Documents/Plans

- Application Form
- Drawing No: S02 Rev P1 (Proposed Block Plan)
- Drawing No: S01 Rev P1 (Existing Block Plan and Site Plan)
- Drawing No: S03 Rev P1 (Proposed Elevations)
- Drawing No: S03 Rev P1 (Proposed Plans)
- Drawing No: S03 Rev P1 (Existing Plans)

Relevant Planning History

No relevant planning history.

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

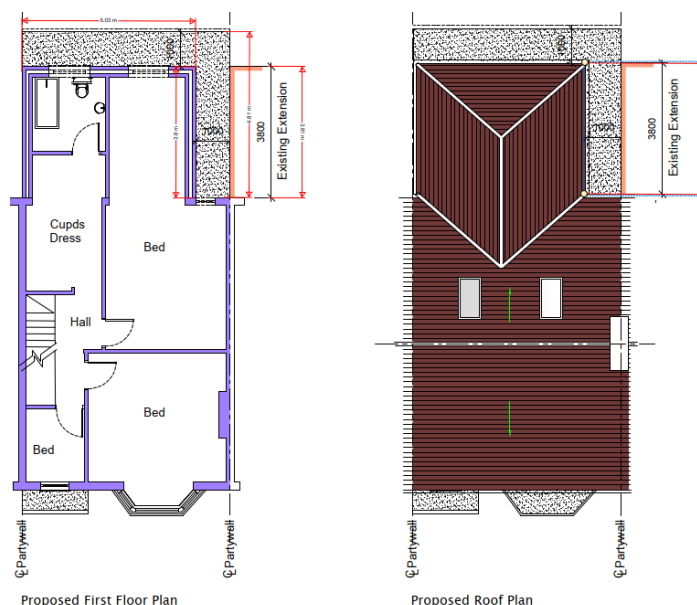
Neighbouring properties

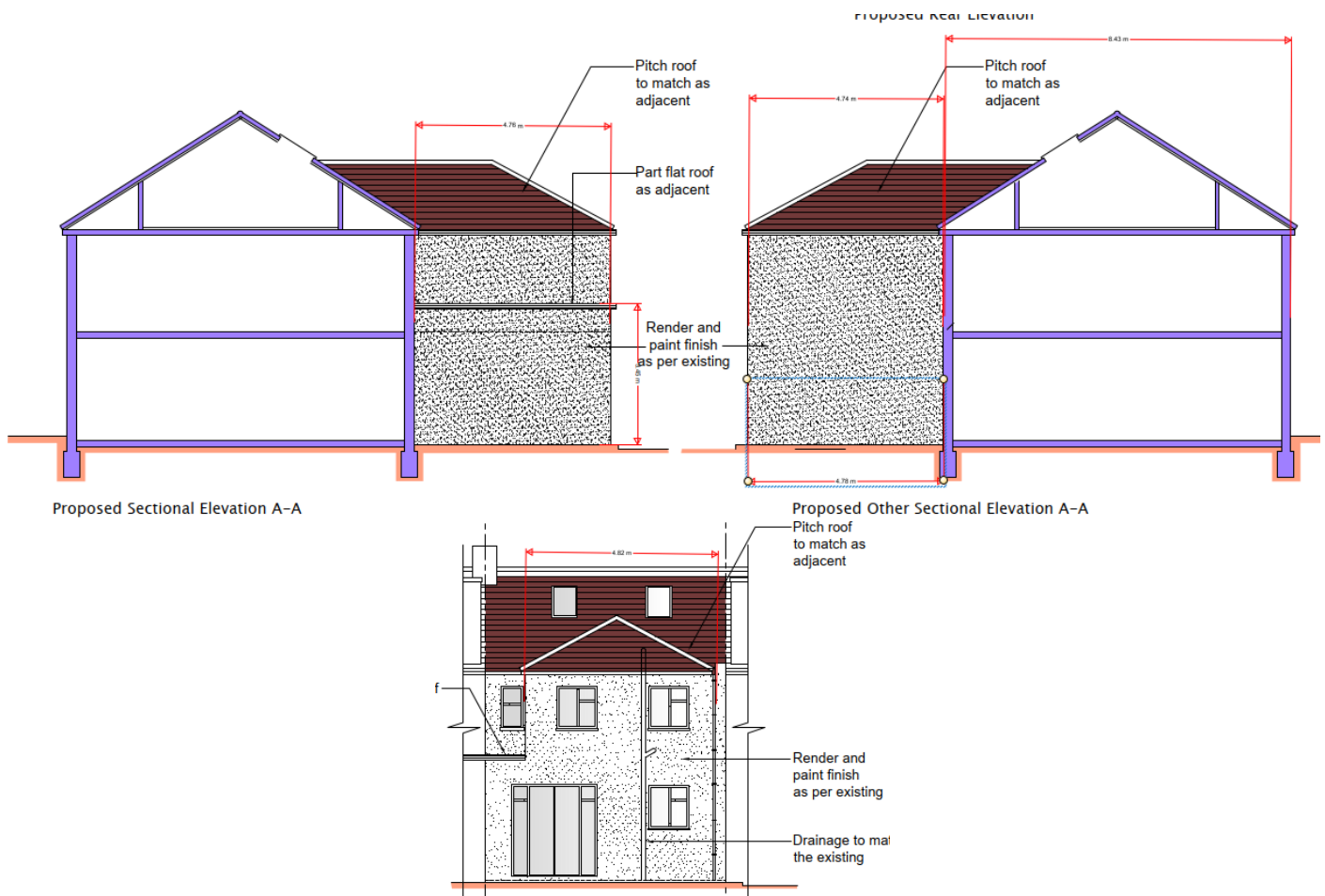
The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 10.09.2024 and no comments were received.

Analysis

Procedural Matters

It is noted there is an anomaly on the plans. The proposed side elevations show the two storey rear extension as having a depth of 4.7m and built in line with the single storey extension in terms of depth, however the proposed plans show it as having a depth of 3.8m.

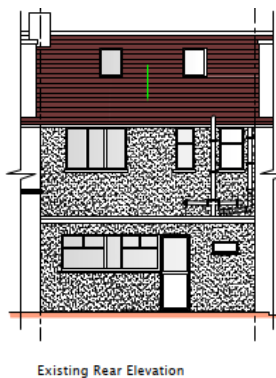




Proposal

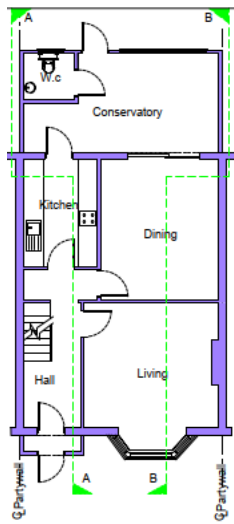
The proposal seeks the erection of a part two storey and part single storey rear extensions to allow for a larger third bedroom.

Existing

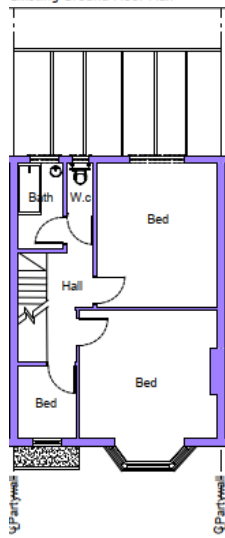


Proposed

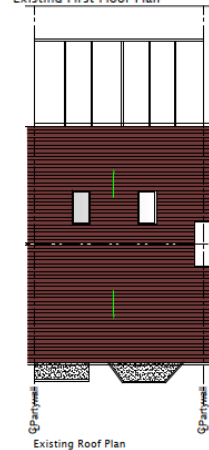




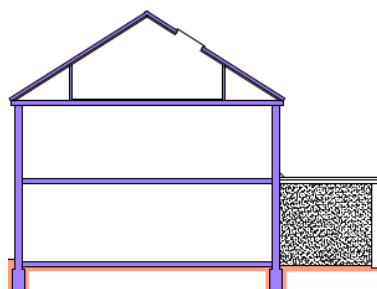
Existing Ground Floor Plan



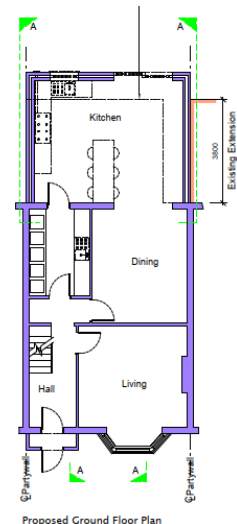
Existing First Floor Plan



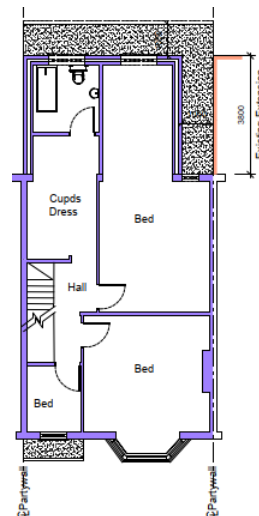
Existing Roof Plan



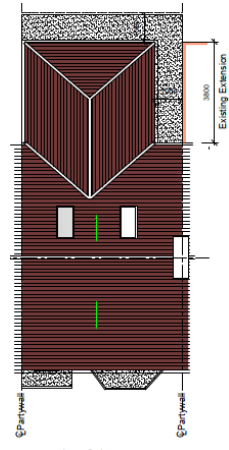
Existing Sectional Elevation A-A



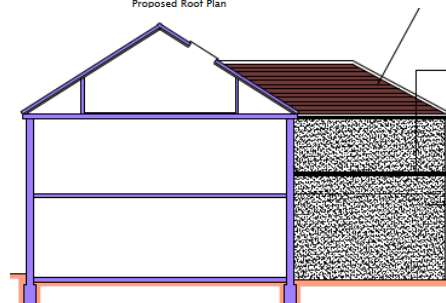
Proposed Ground Floor Plan



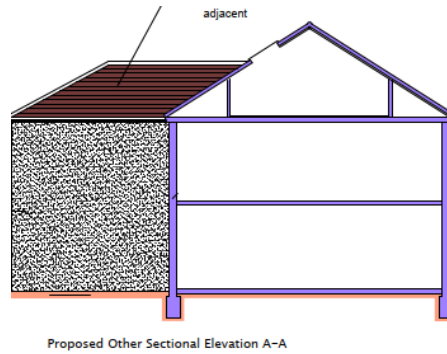
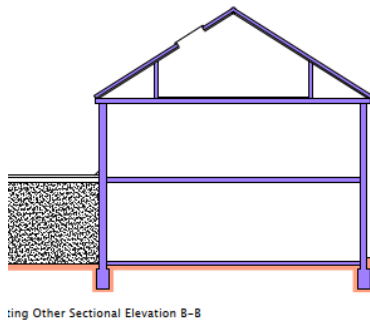
Proposed First Floor Plan



Proposed Roof Plan



Proposed Sectional Elevation A-A



Character and Appearance

The application site is a two storey mid terrace house in use as a single family dwelling. The property has a single storey rear extension which is 3.0m deep for which there is no planning history and so it is likely it was built under permitted development.



It is noted that there is a similar extension built at the adjoining property known as No. 89 Springhead Road. This extension was permitted under reference 20160122, it is important to note that since this time the Council has adopted design guidance and so any forthcoming proposals should align with the requirements of this guidance.

The adopted guidance known as SPD4 – Householder Alterations and Extensions Guidance 2021 states that the depth of a two storey extension should not dominate the original property and should not be more than half the width of the existing dwelling. It also states that two storey rear extensions should not be built up to site boundaries with neighbouring gardens / properties.

Due to the anomalies on the plans, it is not clear what the true depth of the proposed extension will be, however it is fair to say the depth will be a minimum of 3.8m which is below half the depth of the original dwelling. However in terms of width the extension will have a width of 5m which is more than half the width of the original dwelling. Furthermore the proposed extension will be constructed on the shared boundary with 85 Springhead Road which would increase its dominance to this property and be an unneighbourly form of development. It is considered that the two-storey rear extension will appear as a bulky and disproportionate addition, it will make the site appear over developed and does not respect the scale of the existing dwelling.

The proposed single rear extension will have an overall depth of 4.8m which is over half the depth of the main original dwelling, this extension does not respect the existing scale of the dwelling and in combination with the two storey element will represent over development of the site. The original dwelling has a floor space of approximately 49sqm and the proposed extension will have a floor space of approx. 28sqm.

The proposed extensions represent a bulky disproportionate and incongruous development that would result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023 and SPD4 - Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will return a generous third bedroom which will have adequate light and outlook.

In terms of private amenity space, the council's adopted guidance states:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

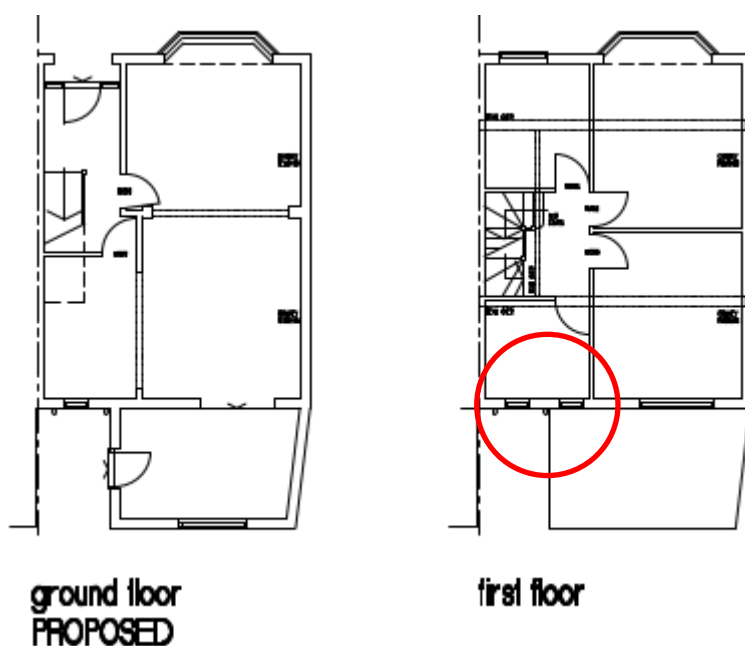
The resultant garden space post development will equate to some 53sqm which is below the Council's preferred standard. The garden space has been calculated excluding the area covered by the existing structures in the garden.

On balance it is considered that a refusal based on the deficient garden space is unlikely to be upheld at appeal should this ground be contested as the shortfall is not excessive, furthermore the outbuildings could be removed to facilitate additional garden space. The proposal on balance is compliant with the Council's adopted guidance.

Neighbouring Amenity

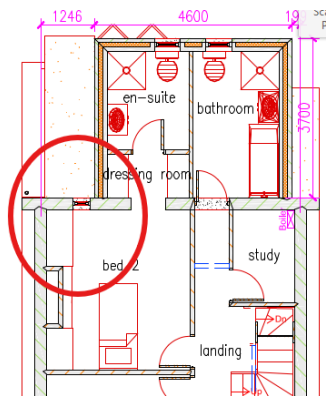
The proposed extension is located between No.s 85 and 89 Springhead Road, it is located on the common boundary shared with No. 85 and in close proximity to two windows which likely serve a w.c and shower room which mirrors the existing arrangement at the application property. Previous plans extracted from the Council's record do not show what the windows served by it is safe to presume these serve a w/c shower.

Below are the plans submitted under reference 20200351 for 85 Springhead Road.

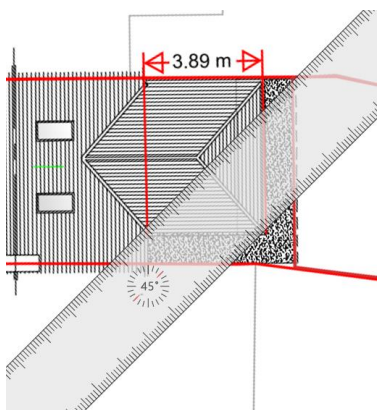


The extension will also be located next to a window at ground floor level which likely serves a kitchen area, this extension will impact light and outlook enjoyed from this window and will appear as a large dominant unneighbourly form of development.

The extension will be located 1m from the shared boundary of No 89 Springhead Road, however it will still be in relatively close proximity to a bedroom window in the first floor rear elevation of the original dwelling. Plans retrieved from a planning proposal at No.89 show a bedroom window located next to the shared boundary, this window serves a bedroom and already has constrained outlook.



The 45 degree test was carried out and it shows that the proposed two storey rear extension will result in unacceptable loss of light and outlook currently enjoy from the bedroom window. The extension will create a tunnelling effect to a window serving a habitable room.



The extension will not harm any neighbouring privacy as there are no windows proposed in the flank elevations.

The proposal will result in an unacceptable and detrimental loss of light and overshadowing to the existing properties at Nos. 85 and 89 Springhead Road due to the scale and siting of the proposed two storey extension and would have an unacceptable and overbearing impact. 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 135f of the National Planning Policy Framework 2023.

Parking and Highways

The proposal will not impact the existing parking on site, nor will it require any additional parking on site and so a further assessment relating to highways is not required.

Conclusion & Recommendation

The proposed extensions represent a disproportionate and overbearing development that would result in the site having an overdeveloped appearance, which is considered detrimental to the character of the existing dwelling, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, Section 12 of

the National Planning Policy Framework 2023 and SPD4 - Householder Alterations and Extensions Guidance 2021.

The proposal will result in an unacceptable and detrimental loss of light and outlook to the existing properties at Nos. 85 and 89 Springhead Road due to the scale and siting of the proposed two storey extension and would have an unacceptable and overbearing impact. 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 135f of the National Planning Policy Framework 2023.

(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:	23.09.2024	Dated:	26th September 2024