



Delegated Report

Application No: 20240455

Location: 5 Ryecroft Gravesend Kent DA12 4QQ

Description: Erection of a first floor side/rear extension over garage with roof light.

Applicant: Mr Michael Crabb

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application forms
- Site Location Plan (20 May 2024)
- Drawing no. P-01 Rev B – Site Plan & Block Plan
- Drawing no. P-02 Rev A – Existing & Proposed Plans
- Drawing no. P-03 Rev A – Existing & Proposed Elevations & Sections
- Superseded drawings
- Drawing no. P-01 Rev A – Site Plan & Block Plan

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20130797	Erection of single storey rear extension to form a wc and enlarged kitchen/diner; rebuilding of existing conservatory to form a garden room and conversion of rear part of integral garage into a store room.	Permitted	25.10.2013

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal

is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

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

Saved Policies in the Gravesham Local Plan First Review (November 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 First 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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Shorne Parish Council

The Parish Council has no objection in principle to this proposal however has concerns about the proposed design being out of character with properties in the area.

If extension is to be permitted, then a design with a subsidiary, tiled pitched roof would be more compatible.

The application property is a small house with a set back, link-detached garage. The front garden has been fully paved for parking. The property appears to have been previously extended full-width (including the garage) at the rear, and part of the original internal length of the garage has been partitioned off as a storage area with just over 6m depth remaining.

Construction will obviously impact on the garage of the neighbouring property. The proposed roof plans are complex and non-conventional at the rear, due to extending beyond the rear wall of the original house. The proposed roof light should preferably be omitted or located further towards the front of the house

Neighbouring properties

Four surrounding properties were consulted. No responses have been received.

Analysis

The application site lies on the south-western side of Ryecroft. It comprises a two-storey, link-detached dwelling set within a residential development of similarly designed properties. The property has been previously extended (see 'Relevant Planning History' above)

This proposal involves the erection of a first floor side/rear extension over the existing attached garage. The extension would have a false pitched roof to the front with a rooflight within the flat roof to the rear.

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impacts on residential amenity
4. Highway issues

These issues are assessed below:

Principle of development

This application is located in the urban area where there is no objection to the broad principle of extensions to residential dwellings.

Design and visual impact

Section 12 of the NPPF relates to "achieving well-designed and beautiful places" and sets out the Government's requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key

aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

The Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

Paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD contains the following requirement:

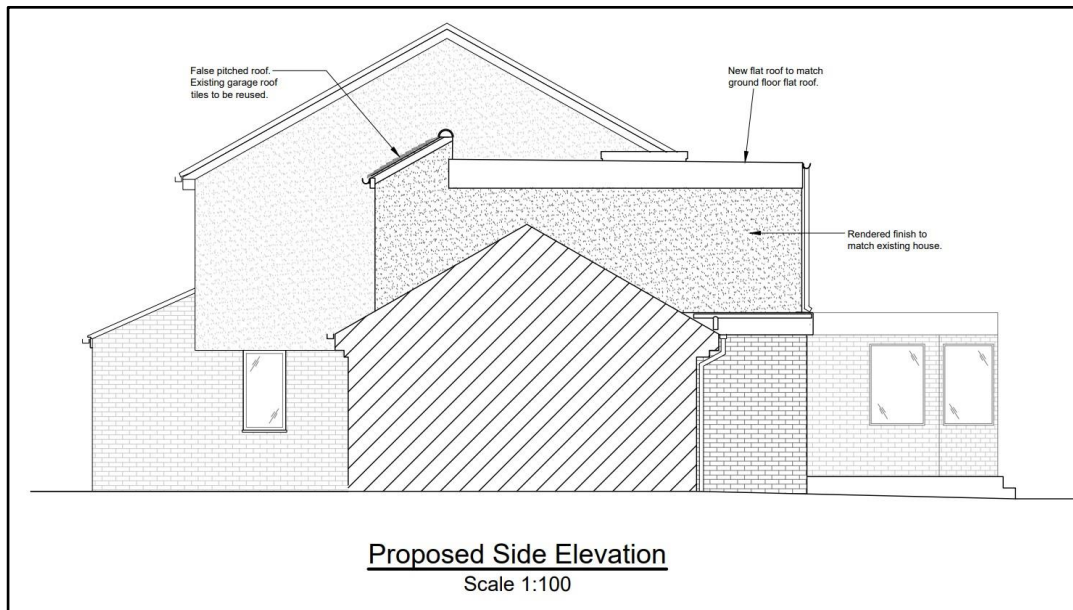
.....new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line.

The proposed extension would meet this requirement. The front elevation of the extension would be significantly set back from the front elevation of the host property. Furthermore, the height of the false pitched roof would be substantially lower than the ridge height of the original dwelling. In these respects, the proposal would remain subordinate to the main property.

However, there is concern with respect to the design of the roof of the extension. Paragraph 9.3 of the Householder Extensions/Alterations Design Guide SPD requires that “matching roof styles and pitches should be used in new extensions”. The SPD provides specific advice on two storey extensions (although this proposal is technically a first-floor extension rather than a two-storey extension, the guidance is equally applicable). Paragraph 10.5 recognises that such extensions “can have a more significant impact on the appearance of the street”. The SPD therefore provides guidance on how they should be designed. This includes the following:

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.

In this particular case, the extension has been designed with a false pitched roof with a flat roof to the rear. This is clearly shown in the following extract from drawing no. P-03 Rev A (Existing & Proposed Elevations & Sections) which shows the proposed side elevation:



This does not reflect the design of the roof of the host dwelling and as such would be out of keeping with the character of this property and indeed the wider locality. The front elevation of the dwelling is visible from the public highway and the proposed development would be visible within the street scene. The uncharacteristic roof design would be prominent and visually discordant.

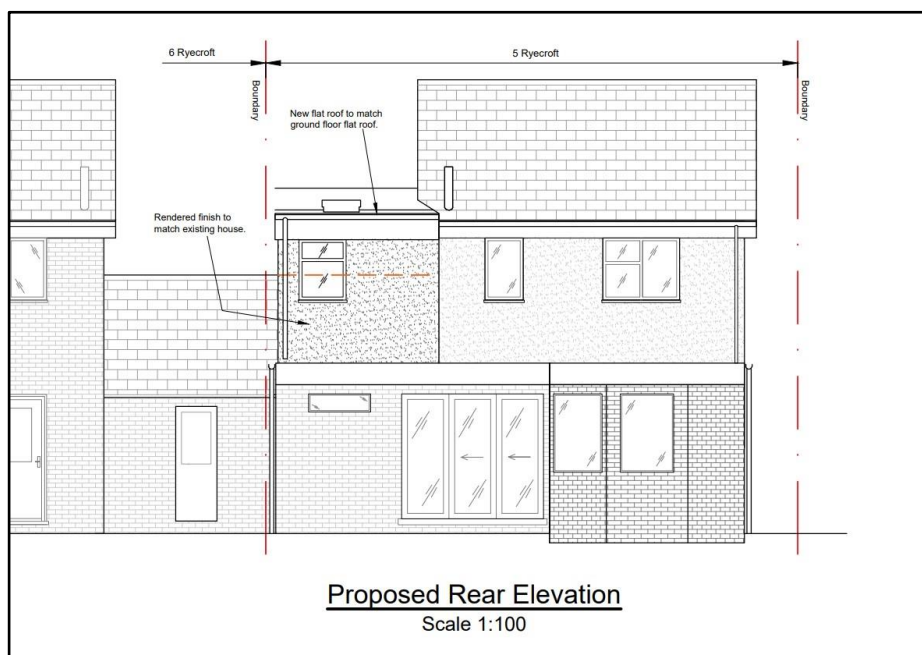
The property at no. 9 Michael Gardens lies in proximity to the application site. This dwelling is broadly similar in design to the application property. It has a first-floor addition above an existing integral garage as shown in the following Google images:

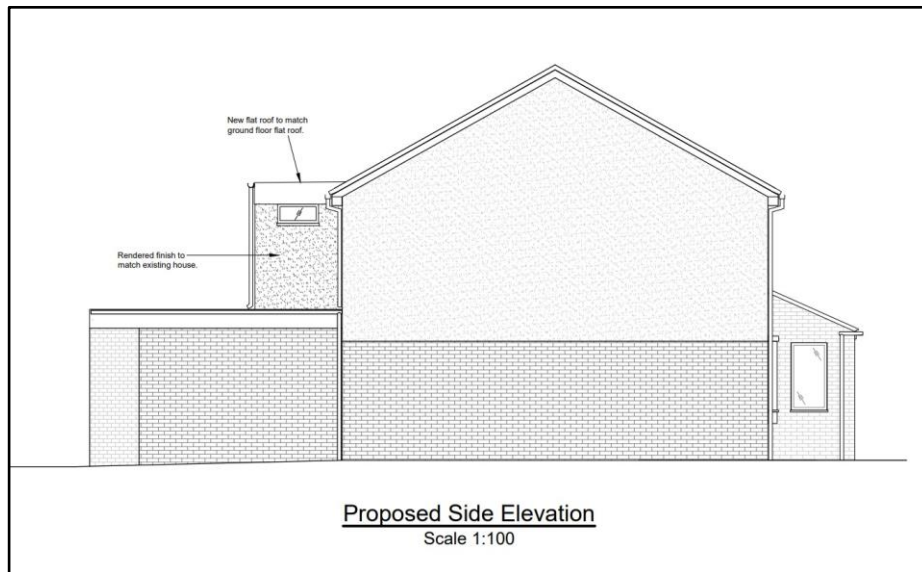




This is successful in terms of design as the roof matches the style and pitch of the roof of the main building. The addition also remains subservient to the main dwelling.

A further concern relates to the flat roof element of the proposed extension which projects beyond the two storey rear elevation of the main dwelling. The design of this element of the proposal would result in a visually awkward arrangement to the rear of the dwelling as shown in the following extracts from drawing no. P-03 Rev A (Existing & Proposed Elevations & Sections):





As such the proposed extension would fail to respect the character and appearance of the existing dwelling.

Due to the above considerations, this proposal would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD in relation to the requirement for good design.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Privacy

Windows are proposed in the front (north-east) and rear (south-west) elevations of the proposed extension. Their main aspect would be towards the highway to the front of the dwelling and the garden to the rear. They would not therefore result in window-to-window overlooking or a loss of privacy to neighbouring private amenity areas.

A high level window is proposed in the south-east elevation of the extension. As it is high level, there would not be any views towards neighbouring properties. Furthermore, as it would serve a shower room, it would be possible to impose a condition to require it to be obscure glazed if it was considered there would be the possibility of overlooking.

Sunlight/daylight/outlook

The dwelling at no. 7 Ryecroft lies immediately to the north of the proposed extension. Due to the scale and design of the development and its orientation in relation to this neighbouring property, it is unlikely that there would be an undue loss of sunlight/daylight or outlook.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards,

reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

Although this proposal would increase the number of bedrooms within the property from three to four, there is sufficient room within the curtilage of the site to ensure that satisfactory levels of on-site parking would be provided.

Conclusion

For the reasons set out in this report, the design of the proposed extension would also be out of keeping with the character of the existing dwelling and the appearance of neighbouring properties. As such, it would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD.

In all other respects the proposal is seen as acceptable. It has been shown to be appropriate in terms of its impact on residential amenity and also in terms of highway safety.

Recommendation:

REFUSE PLANNING PERMISSION for the following reason:

1. Due to an unsympathetic roof design and excessive projection to the rear, the proposed first floor extension would fail to respect the character and appearance of the existing dwelling and the wider locality. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

See draft Decision

Case Officer: Gary Edwards	Team Leader: Richard Hart
Signed: Gary Edwards	Signed: <i>R Hart</i>
Dated: 15/07/2024	Dated: 15th July 2024