

# Delegated Report

## Planning Application

**Planning Application No:** 20240243

**Location:** 232 Singlewell Road Gravesend Kent DA11 7RE

**Description:** Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

**Applicant:** Mr. Karran Singh Dulai

**Site Visit Date:** 30 November 2023 for previous application ref. 20231001

### Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Existing Floor Plans;
- Drawing no. 02 – Existing Elevations;
- Drawing no. 03 – Proposed Ground Floor Plan;
- Drawing no. 04 – Proposed First Floor Plan;
- Drawing no. 05 – Proposed Loft and Block Plan;
- Drawing no. 06 – Proposed Roof Plan and Elevation;
- Drawing no. 07 – Proposed Elevations;
- Drawing no. 08 – Proposed Elevation;
- Drawing no. 09 – Proposed Floor Plans and Elevations;
- Drawing no. 10 – Proposed Block Plan;
- Drawing no. 11 – Existing and Proposed Street Scene;
- Drawing no. 12 – Proposed Bin Details;
- Fire Safety Statement; and
- Planning, Design & Access Statement.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                              | Decision | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|
| 20231268  | Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access. | Refused  | 06.02.2024    |
| 20231001  | Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including    | Refused  | 30.11.2023    |

|          |                                                                                                                                                                                                                                                      |           |            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
|          | existing access.                                                                                                                                                                                                                                     |           |            |
| 20000315 | Erection of a conservatory at the rear.                                                                                                                                                                                                              | Permitted | 22.06.2000 |
| 19791017 | Erection of single storey extension at the side to form double garage wc and shed and single storey extension at the front to form enlarged bathroom porch and study single storey extension at the rear to form enlarged kitchen and dressing room. | Permitted | 17.12.1979 |

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network • T5 - Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

### Supplementary Planning Guidance

- 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).

## **Consultations, Publicity and Representations**

### Consultees

#### GBC Environmental Protection

The comments and recommendations made for the previous (refused) applications are re-iterated:

No objection to this application. The following conditions and informatives are recommended.

#### Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

#### Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on nearby residential dwellings during the development.

#### Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

#### Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk)

#### Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

#### GBC Waste

I have reviewed this planning application and I am happy with the bin storage arrangements detailed in this application.

#### KCC Biodiversity

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. Our comments below

remain unchanged from the previous application (reference 20231268) as the proposed changes to the current application do not impact the ecology of the site any more than the previous application.

The site consists of managed gardens and building which is to be demolished. We are satisfied that no ecological information is required as the garden is regularly managed limiting opportunities for protected/notable species to be established and images from Google Street View dated November 2022 show that the roof appears to be in good condition with no missing or lifted tiles, therefore we are satisfied that bat surveys are not required. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

### **Breeding Birds**

It is possible that breeding birds may be using the vegetation in the front and rear gardens. We advise that the following informative is included should planning permission be granted.

#### *Breeding bird informative – suggested wording*

*The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.*

*Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.*

### **Biodiversity Net Gain and Ecological Enhancements**

Under section 40 of the NERC Act (2006) and paragraph 180 of the NPPF (2023), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 186 of the NPPF (2023), the implementation of net gains for biodiversity should be encouraged.

There will be a loss of biodiversity with the removal of trees and shrubs from both the front and rear gardens. We advise that the impact from the loss of vegetation can be minimised through the inclusion of native planting in the gardens. A plan showing the planting of native species must be submitted as a condition of planning permission if planning permission is granted.

We advise that the landscaping plan is secured with a condition if planning permission is granted and that other enhancements are also incorporated into a plan within the red line boundary, including bat and bird bricks, hedgehog homes and holes in close-board fencing, in addition to the native planting.

#### *Suggested condition wording*

*Within three months of works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in close-board fencing. The approved measures will be implemented and retained thereafter.*

### **KCC Heritage**

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

### **Kent Fire & Rescue**

I confirm that the means of access for the fire and rescue service under the above act would be considered satisfactory subject to the proposal being designed and built as shown in the drawings provided on your portal (**proj no:2463 – drg no:10 Proposed Block Plan**).

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

### KCC Flood & Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits; b) Waste development;
- c) The provision of dwelling houses where:
  - i. The number of dwelling houses to be provided is ten or more; or
  - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

### Southern Water

Thank you for your letter dated 25 March 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

### Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

[developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

Please note: There is a private communication pipe within the development site.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS

component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

[water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

[ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](https://ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS)

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

### Environment Agency

Due to the scale, nature and setting of this proposal and the supporting information submitted, we have assessed this proposal as low risk. We therefore do not have any specific comments to add.

### Neighbouring properties

18 surrounding properties were consulted – overall consultation expiry date was 17.04.2024 – 6 responses received (objections) the comments of which can be summarised as follows:

#### *Comparison to previous applications*

- Tired and frustrated at keep being asked to comment on planning applications that are extremely similar to each other and the previous issues have not been addressed;
- No reason to change their view in their previous response and they maintain their objection as still an overdevelopment of the site;
- Appreciate height has been lowered but it would still be a huge change to current situation;
- Drawings only slightly amended with height now at 8m which appears same as no. 234 but still much higher than 230;
- Still a very large house;

#### *Design, Character and Appearance*

- If keep allowing buildings that high there will be no cosy buildings left just replaced with monstrosities;
- There are 5 bedrooms and 3 x studies/extra bedrooms – size and scale of which makes this

development completely out of character with other houses, mainly the bungalow on this side of the road;

- The topography of the plot means the building is at an elevated level so size/scale will be even more prominent;

#### *Neighbouring Amenity*

- Dwelling at 8m will completely oversize the neighbouring property at no. 230;
- The proposed 8m height will overshadow the neighbouring dwelling potentially blocking out light and invading privacy;
- Reduce natural light to neighbouring grounds, privacy issues and diminished quality of life;
- Significant increase in number of occupants which can increase noise from property and therefore quality of life of neighbouring residents;
- Building of that size will decrease life quality of neighbours;
- Many windows and balcony so high up with reduce privacy for surrounding properties;
- Outbuilding in rear garden for use as gym may result in increased noise and disturbance;
- Large scale of the building will increase noise and reduce peacefulness of the quiet area;
- Proposed outbuilding as gym will disrupt the tranquillity with noise;
- Would not want their quality of life or enjoyment of their home affected;
- Loss of privacy;

#### *Biodiversity & Ecology*

- Building of such size together with driveway instead of front garden and significantly reducing rear garden area will have a negative impact on the environment;
- Less and less trees in area and building monstrous buildings like this makes matters worse;
- Outbuilding will restrict biodiversity and provide no screening for properties to rear;
- Trees being cut down for an unsightly outbuilding is deeply disappointing, wants tall screening trees to be planted directly behind proposed outbuilding ensuring it remains unseen and preserve nature;
- Construction will replace a significant portion of green spaces with built up area, contributing to a loss of local trees and negatively impacting the environment;
- Increase in number of cars will increase pollution;
- Loss of landscaping;

#### *Parking & Highway Safety*

- Insufficient parking which will lead to issues getting on/off Singlewell Road & cause parking problems;
- Development will dwarf property to its northern side limiting natural light to that property;

#### *Non-material planning considerations*

- Devalue neighbouring properties; and
- Construction work would cause dust and noise.

#### **Officer's Analysis**

The application site consists of a detached bungalow on the eastern side of Singlewell Road. The site is located in an Area of Archaeological Potential.

The proposal is for demolition of the existing bungalow and erection of a two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

There have been two previous refusals on the site – refs. 20231001 & 20231268. Application ref.

20231001 was for Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access and was refused on the following grounds:

*1. The proposed development by virtue of its scale, bulk, massing and design would be an overly dominant and incongruous form of development which would not be sympathetic to or in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).*

*2. The proposed dwelling by virtue of its scale, bulk, massing, design and proximity to neighbouring dwellings would cause overshadowing, overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130(f) of the National Planning Policy Framework (2023).*

Application ref. 20231268 was for demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access and was refused on the following grounds:

*1. The proposed development by virtue of its scale, bulk, massing and design would be an overly dominant and incongruous form of development which would not be sympathetic to or in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).*

*2. The proposed dwelling by virtue of its scale, bulk, massing, design and proximity to neighbouring dwellings would cause overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).*

It therefore needs to be seen whether this re-submitted proposal addresses these grounds of refusal and whether all other matters remain acceptable or not.

The principal considerations in the assessment of the application are as follows:

#### Design, Character and Appearance

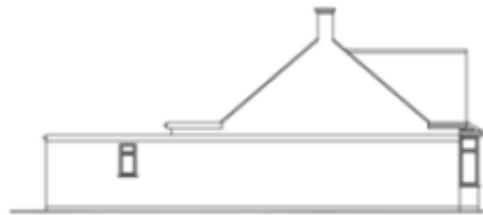
This matter related to ground of refusal no. 1 of application ref. 20231268.

The existing, refused and proposed elevations and floor plans are as follows:

#### **Existing floor plans and elevations:**



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



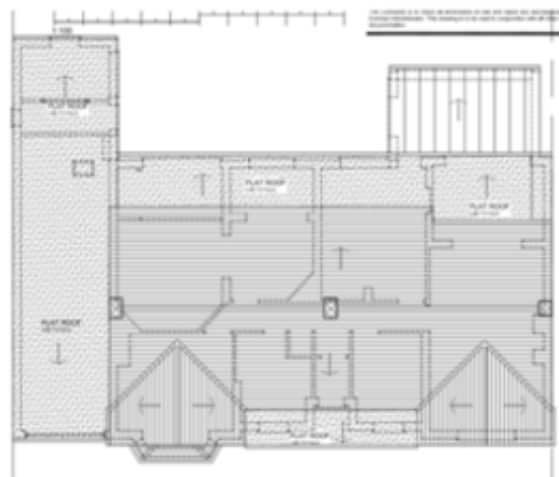
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



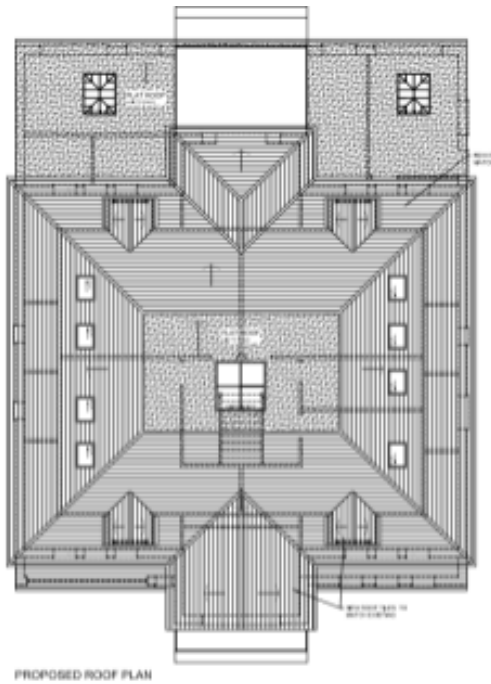
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

Refused application ref. 20231001 of previous proposed replacement dwelling:

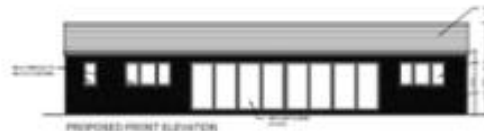
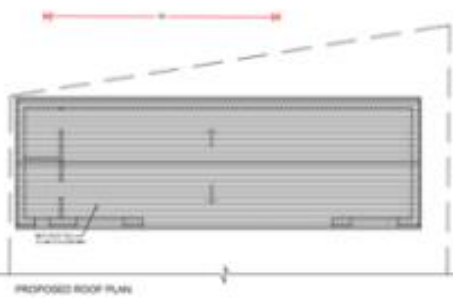
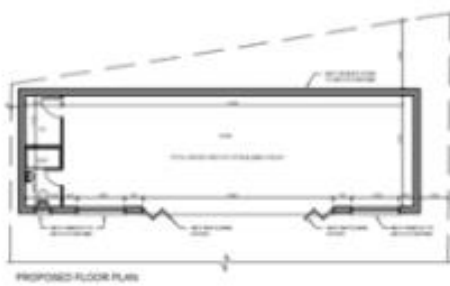
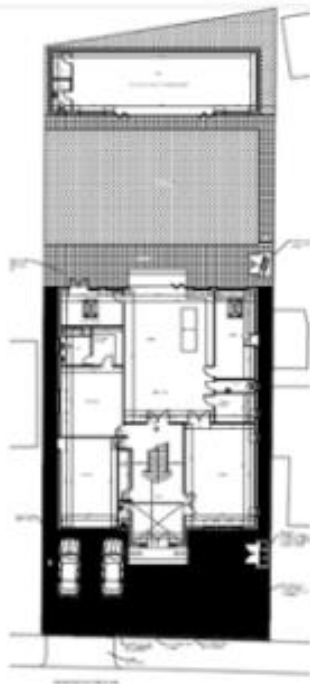




#### Existing and Proposed Streetscene Views:



#### Proposed block plan and elevations of outbuilding:





PROPOSED FRONT ELEVATION



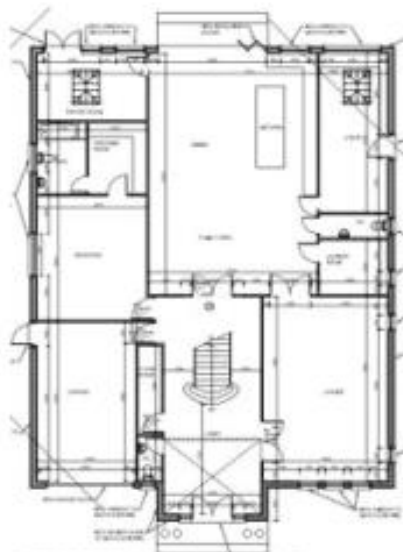
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



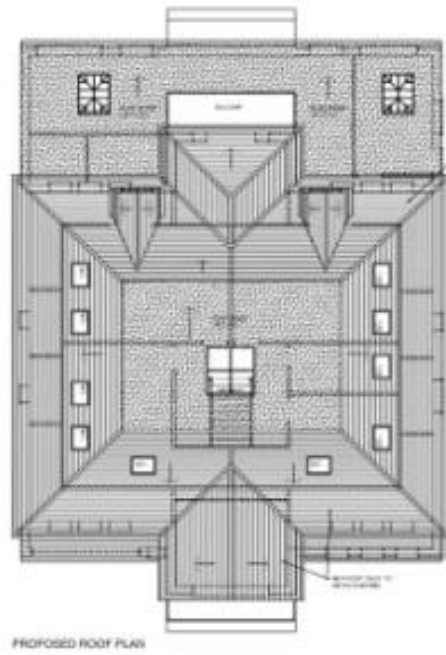
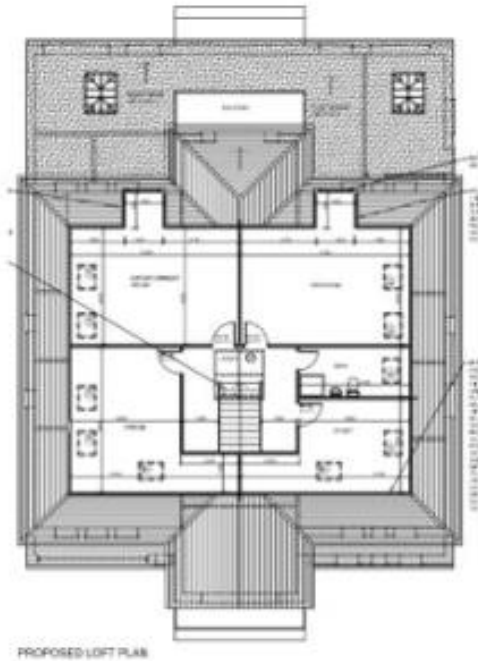
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



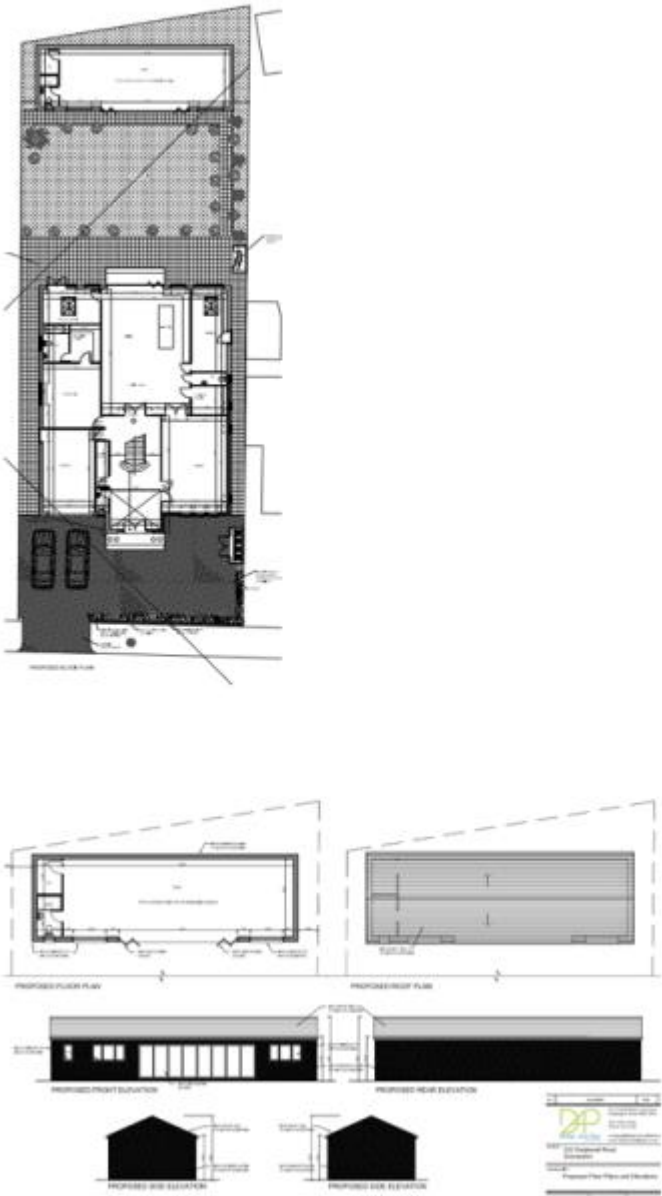
PROPOSED FIRST FLOOR PLAN



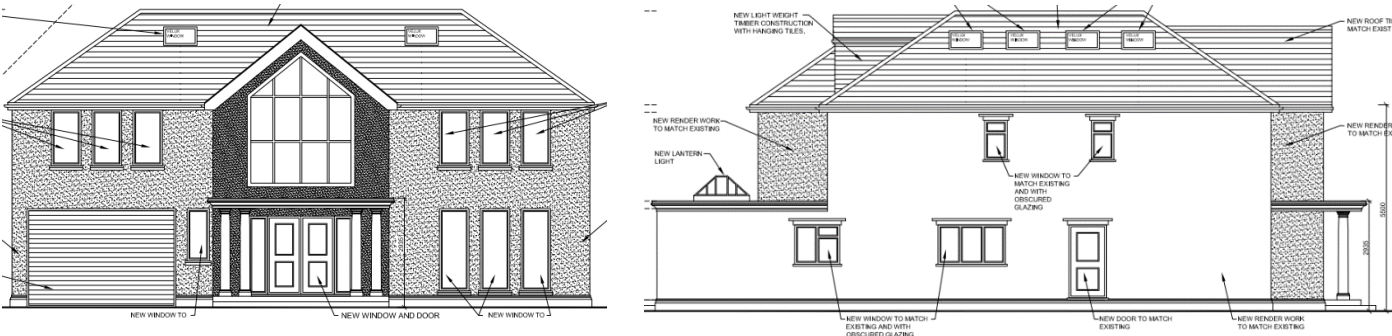
**Existing and Proposed Streetscene Views:**



Proposed Block Plan and Elevations of Outbuilding:



Current proposal subject of this application (ref. 20240243):







The application site is located on the eastern side of Singlewell Road some 175m south of the junction with Kings Drive. Currently the site consists of a detached bungalow which is 'mock Tudor' in design. The property has a large sized garden to the rear and to the front is a front boundary wall with soft landscaping behind and a hardstanding with a single vehicular access onto Singlewell Road.

The site has a frontage onto Singlewell Road of some 18m. To the north of the dwelling is a similar detached bungalow and further beyond that the properties up to the junction with Kings Drive are all either detached bungalows or detached chalet style bungalows with dormers providing a first floor level. To the south of the application dwelling the heights of the buildings change as the dwellings then become two storey. Opposite the site on the western side of Singlewell Road the properties are all also two storeys in height.

The proposal is for a detached two storey dwelling. The dwellings in Singlewell Road do differ significantly in design to the point where the street scene could reasonably be described as 'mixed'. The application property is the southernmost in a run of bungalows up to the junction with Kings Drive but then as stated to the south of the application the dwellings change to two storey. Therefore, the replacement of the existing bungalow with a two storey dwelling is acceptable in principle.

The issues in respect of design, character and appearance in the previous application were:

- The proposed dwelling was overly large in its immediate context, at 8.4m it was much taller than the neighbouring bungalow to the north no. 230 and also 400mm taller than the two storey property next door to the south no. 234 making it appear overly large and incongruous;
- Full two storey design of dwelling and an eaves height much higher than either no. 230 or 234 means it still appears overly large in its context between the bungalow at no. 230 to the north and a chalet bungalow design to the south at no. 234;
- The proposed dwelling was much larger than the surrounding dwellings even the two storey dwellings to the south, in respect of footprint and depth;
- The dwelling was so large it had a part flat/part pitched roof which was not in keeping with the roof forms in Singlewell Road;
- The full two storey height of the dwelling combined with a full deep roof added to the bulk and massing of the dwelling;
- The existing trees/shrubs in the front garden were to be removed and it all hard paved, there would be some hedging installed behind the front boundary wall and along the southern side boundary however it would have still led to a loss of the attractive character that that the front garden which currently contributes to this part of Singlewell Road;
- Essentially in summary, the proposed replacement dwelling by virtue of its size, bulk, massing and design was an overly dominant and incongruous form of development which was not in keeping with the immediate streetscene it would be situated in and the positive contribution that the existing dwelling makes to the streetscene would have been replaced with a development that would cause harm to the character and appearance of the streetscene.

In respect of the current proposal:

The proposed dwelling is still considered overly large in its immediate context. It is noted that it has been reduced in height (from 8.4m to 8m), set further back and the depth has been reduced (from 20.3m to 17.8m) however, as evident from the proposed streetscene view the proposed dwelling would still be much taller than the bungalow at no. 230 to the north. It is noted that the dwelling would now be the same height as the two storey chalet bungalow at no. 234 to the south. No. 230 is 6.7m in height, the proposed dwelling has been reduced to 8m in height. The full two storey design of the dwelling with an eaves height much higher than either no. 230 or 234 means it still appears overly large in its context between the bungalow at no. 230 to the north and the chalet bungalow design to the south at no. 234. Whilst it is appreciated that the site is located in Singlewell Road where there are a number of large two storey dwellings including such as at. no. 256 which is similar to the dwelling proposed here, it is the immediate context that the application site sits within that needs to be considered.

Dwellings such as no. 256 are located in the middle of stretches of full two storey dwellings in the streetscene. However, no. 232 is located south of a row of bungalows and north of the beginning of where

the two storey dwellings start. Whilst it is appreciated that any replacement two storey dwelling would be greater in height than the bungalows to the north, it is considered that care still needs to be taken to ensure the dwelling is not overly large in comparison to them so as not to be such a drastic change between the lower single storey dwellings in this part of Singlewell Road and the taller two storey dwellings. No. 234 which is the first two storey dwelling next to the existing run of bungalows which includes the application site is mostly a fairly modest two storey property with a part chalet style bungalow/part two storey element which represents a gradual increase in size between the bungalows and where the two storey dwellings start in this part of Singlewell Road.

Despite the amendments the proposed dwelling would also still be much larger than the surrounding dwellings, including the two storey dwellings, in respect of both footprint and depth. Although the depth has been reduced to 17.8m the dwelling would be much deeper than any of the surrounding properties and so large that a part flat/part pitched roof is still proposed which is not in keeping with the roof forms in Singlewell Road and is unacceptable in design terms. The applicant has mentioned two examples of 'crown' roofs at nos. 264 and 275 Singlewell Road however, it appears there is no record of planning approval for the one at no. 265 and the one at no. 275 appears to relate to a 2003 permission which is prior to the current development plan and Householder Design Guidance (2020). That guidance makes it clear that for householder extensions for two storey side extensions, the use of flat or false pitched roofs visible from the street should be avoided, it therefore stands that the flat roof with a false pitch as proposed here for a whole dwelling is completely inappropriate. The existing dwelling has a pitched roof and the other surrounding dwellings (apart from the aforementioned) also do. The proposed part flat, part pitched roof would be unacceptable in design and completely out of keeping with the surrounding area. In respect of the front garden there would still be hardpaving but this is a similar area to the existing and along with the hedging previously proposed there would now also be a soft landscaped front garden area which would have planting around the border. This is an improvement on the previous refusal and would be similar to the amount of soft landscaping which the front garden currently has.

The proposed outbuilding is the same location as previously proposed at the bottom of the rear garden. It is large but given the size of the plot it would not be overly out of keeping with it. There are other similar sized outbuildings in the rear of surrounding gardens such as at the neighbouring property to the south no. 234 Singlewell Road.

In summary, although there are large dwellings in Singlewell Road, the immediate context has to be considered. No. 232 is located in between bungalows to the north and two storey dwellings to the south. The amendments to the current scheme of a slight decrease in height of 400mm, the dwelling being further set back and a decrease in depth of 2.5m are noted. However, the proposed dwelling would still be larger and more dominant than the surrounding dwellings. It would be much greater in height than the bungalow to the north and much greater in depth and footprint than the surrounding dwellings and also of greater bulk and massing.

The proposed replacement dwelling by virtue of its size, bulk, massing and design would be an overly dominant and incongruous form of development which would not be in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023). As such ground of refusal no. 1 of application ref. 20231268 has not been resolved.

### Occupier Amenity

#### *Internal Space*

The property would be a 5 bedroom, 10 persons, 3 storey dwelling. The Technical Housing Standards (THS) (2015) does not have a minimum figure for this exact type of accommodation but the nearest is a 5b, 8p, 3 storey dwelling which is 134 sq. m. The dwelling would have an internal floor area of 537.37 sq.m so would far exceed the minimum standard and provide sufficient internal space for future occupiers.

The internal space standard of all the bedroom would be as follows:

Ground floor bedroom – 22.3 sq. m

First floor bedroom in north-western corner – 18.4 sq. m

First floor rear bedroom in north-eastern corner – 18.4 sq. m

First floor rear bedroom in south-eastern corner – 18.5 sq. m

Second floor bedroom – 27.8 sq. m

As can be seen all bedrooms would far exceed the minimum standards as set out in the THS (2015) for a double bedroom which is 11.5 sq. m.

#### *Private Amenity Space*

The dwelling would have 5 bedrooms. SPG2 (2020) states that for a property with four or more bedrooms there would be a minimum garden area of 100 sq. m and minimum rear garden depth of 10m. The garden area and rear garden depth would be as follows:

Garden Area – 409.6 sq. m

Rear Garden Depth – 20.6m – 23.6m

The above includes the whole of the garden to the rear including the outbuilding and the area behind and to the side of it. Even if this is not included and it is only the garden area in front of the outbuilding that is calculated this would still be a garden area of 276.7sq. m and depth of 14.9m.

The garden area and depth of the property would therefore far exceed the minimum standards as set out in SPG2 (2020).

In respect of the amenity of future occupiers the proposal would be compliant with Policy CS19 (LPCS).

#### Neighbouring Amenity

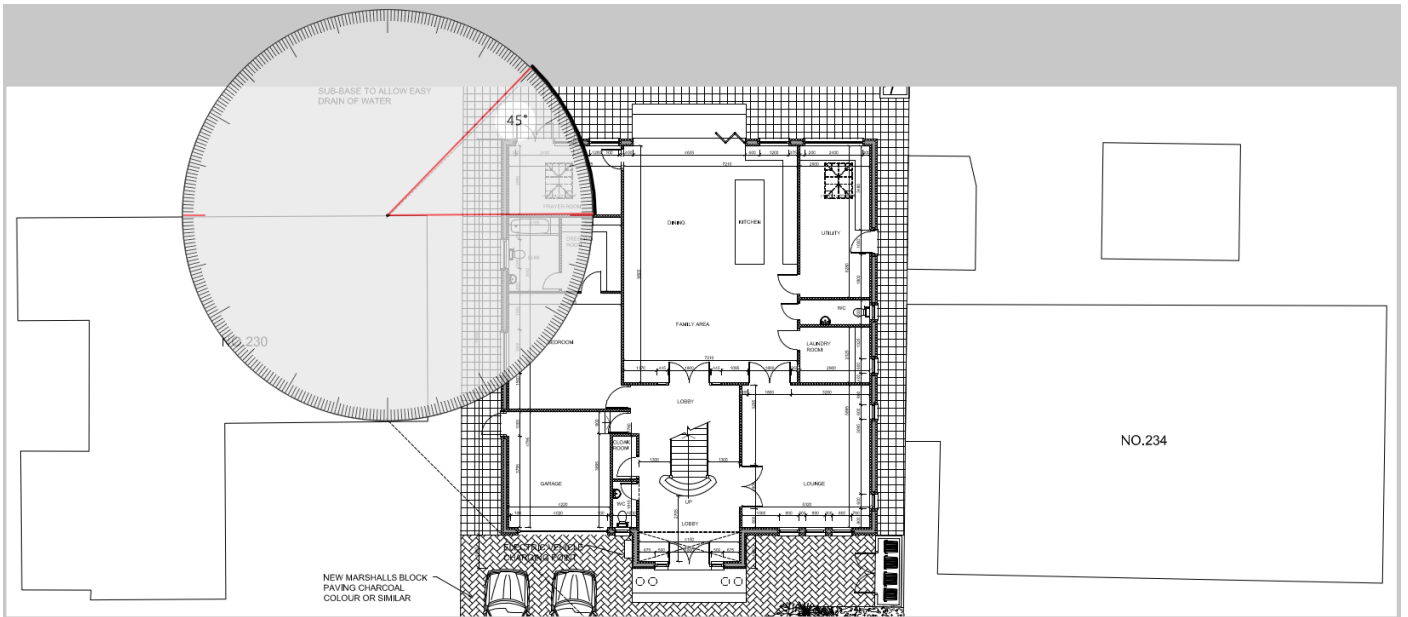
This matter related to ground of refusal no. 2 of application ref. 20231268.

Proposals for new development need to ensure that there would be no undue harm to the amenity and living conditions of neighbouring properties with regards overshadowing, loss of light, loss of outlook, overlooking etc. in order to comply with Policy CS19 (LPCS). SPG2 (2020) should be followed with regards privacy distances and overshadowing.

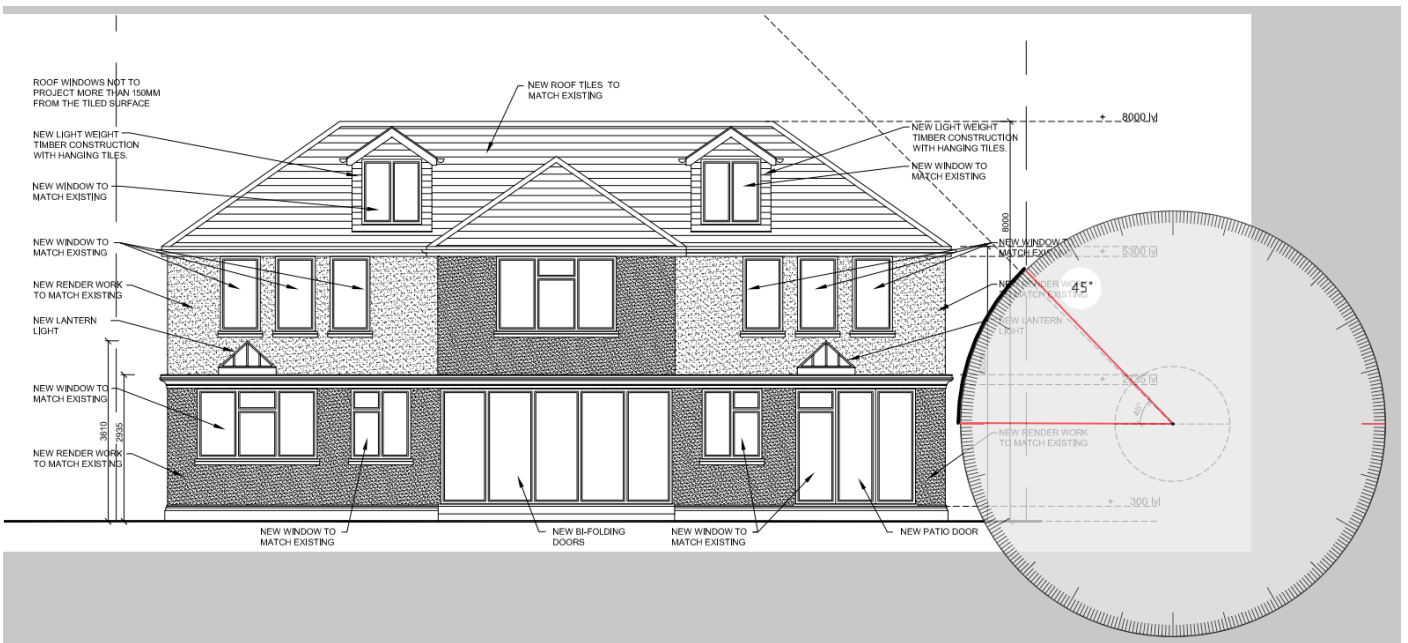
#### *No. 230 Singewell Road*

This is the bungalow to the north of the application site. It has an irregular shaped plan form so that part of its front elevation sits further back than the other half of its front elevation. The 45 degree and 25 degree tests have been carried out as follows:

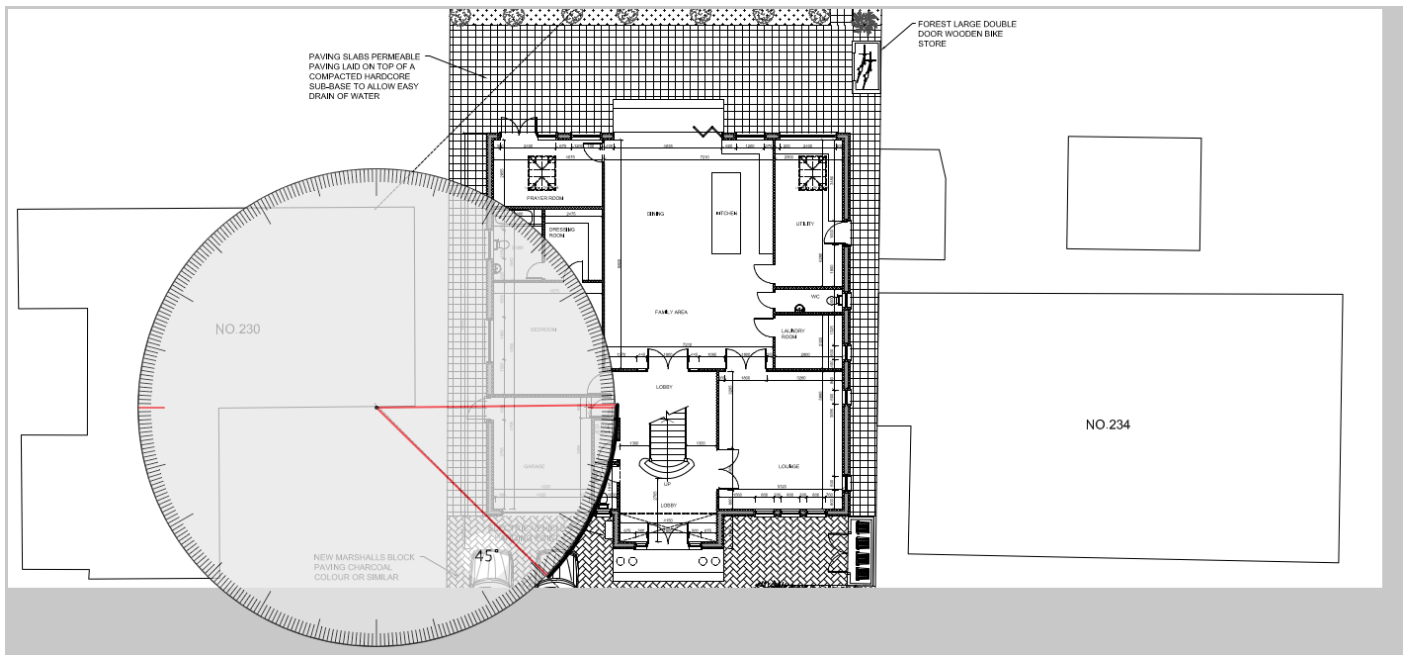
45 degree test on plan from nearest rear window:



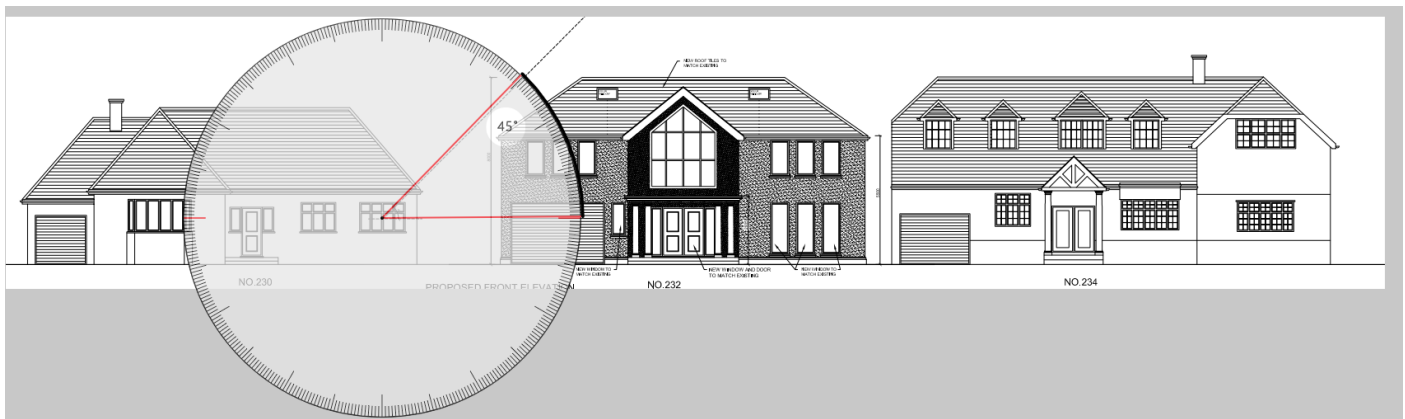
45 degree test on elevation from nearest rear window:



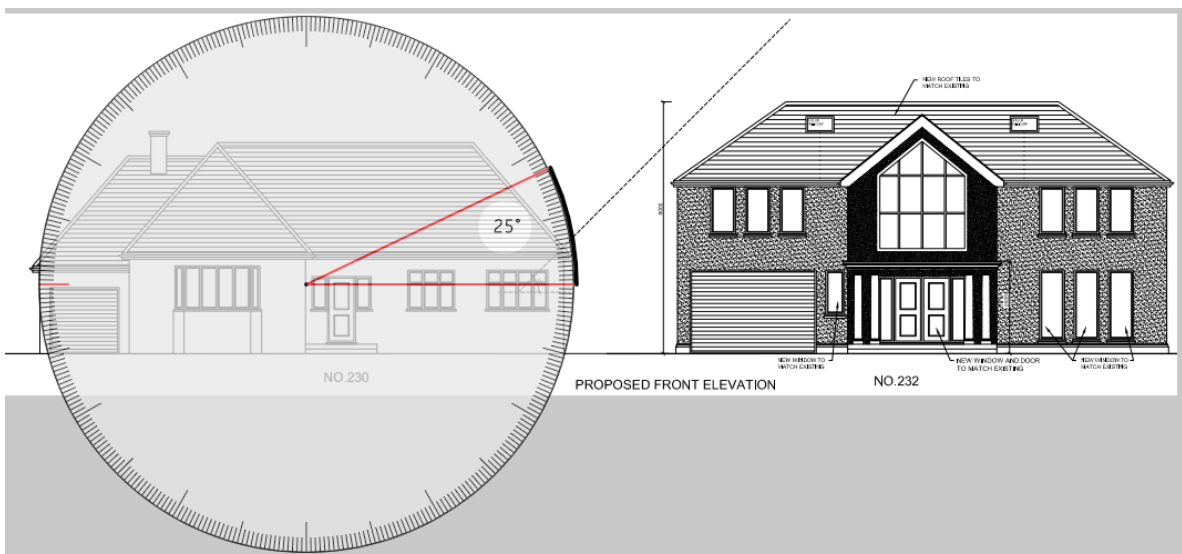
45 degree test on plan from nearest front window:



45 degree test on elevation from nearest front window:



25 degree test from nearest perpendicular windows:



As can be seen the proposed dwelling would not project beyond the 45 degree line from the nearest rear and front windows on both plan and elevation thereby denoting that the proposed dwelling would not cause actual overshadowing or loss of light to the nearest front and rear windows of no. 230.

The proposed dwelling, as before, would not project beyond the 25 degree line from the nearest perpendicular windows.

However and notwithstanding that the proposed dwelling has been slightly reduced in height (from 8.4m to 8m) and depth (from 20.3m to 17.8m), due to its sheer size with the dwelling still being 17.8m in depth and its height at 8m together with its proximity to no. 230, it is considered that the dwelling would still have a very overbearing impact on no. 230 and would generally be an unneighbourly form of development.

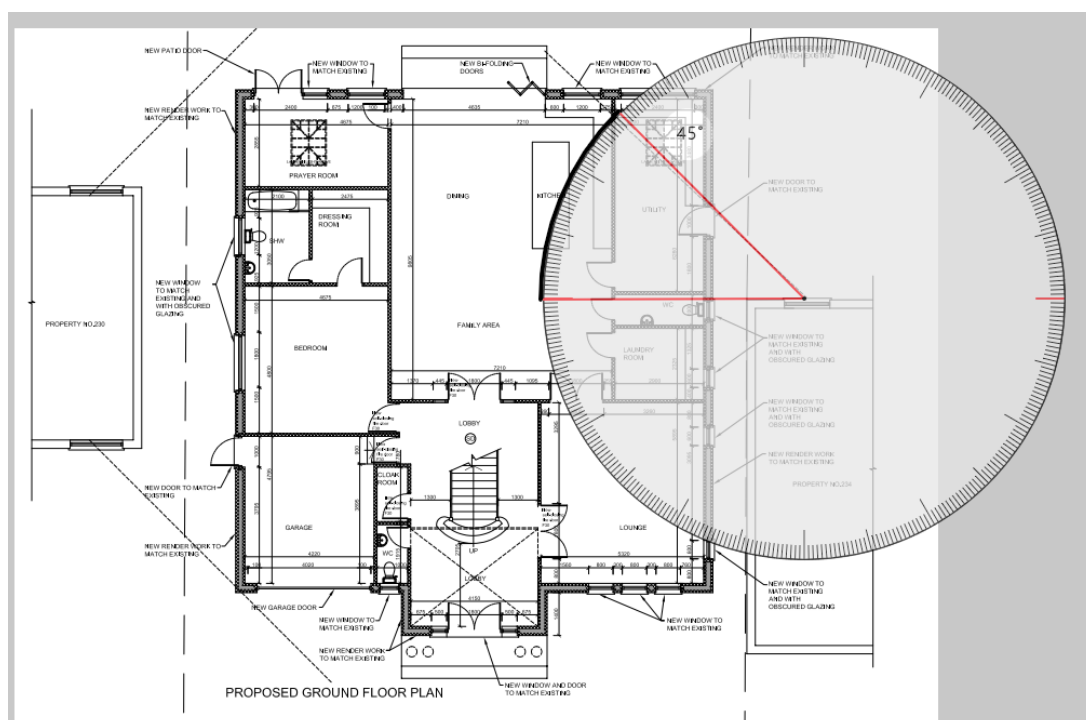
The balcony that was previously proposed has now been completely removed so this means the issues of overlooking from that balcony have now been removed also.

Due to the scale of the dwelling, its height and proximity to no. 230 it is considered some of the habitable room windows proposed such as the nearest rear bedroom windows and study window at first floor and entertainment room window at second floor would all lead to overlooking or at a very minimum a perception of overlooking to the occupiers of no. 230 and their private garden area. In terms of windows in the flank elevation facing no. 230 there would be a shower room, bedroom and garage (door) at ground floor level and two shower rooms at first floor. The only habitable room is the bedroom at ground floor level but in any case all windows at ground floor could be screened by a boundary treatment to a height of 1.8m (by condition if permission were forthcoming). The windows at first floor level are non-habitable and would be obscured glazed and could be conditioned to be non-opening unless 1.7m above finished floor level in those rooms. The rooflights in the flank roofslope would by their outlook not afford any overlooking to no. 230.

### No. 234 Singelwell Road

This is the two storey property to the south of the application site. This property has a standard rectangular footprint and so does not have staggered front or rear building elevations. The 45 degree and 25 degree tests have been carried out as follows:

45 degree test on plan from nearest rear window:



45 degree test on elevation from nearest rear window:



As can be seen the proposed dwelling would project beyond the 45 degree line on plan but not elevation, as it does not fail both this denotes there would be no undue overshadowing to the nearest ground and first floor level windows on the rear of no. 234. There are no perpendicular windows so the 25 degree test is not relevant.

The proposed balcony at first floor level has been removed so the issues regarding overlooking from that balcony have also been removed. Due to the depth and height of the large expanse of brick boundary wall on the north flank of no. 234 there would not be overlooking or perception of overlooking from the nearest habitable room windows in the rear elevation at first and second floors to no. 234 as would be the case with no. 230. In terms of windows in the flank elevation facing no. 234 there would be a utility room (door), wc, laundry room and lounge at ground floor level and a shower room and bathroom at first floor level. The lounge is a habitable room but in any case all windows at ground floor could be screened by a boundary treatment to a height of 1.8m (by condition if permission were forthcoming). The windows are first floor level are non-habitable and would be obscured glazed and could be conditioned to be non-opening unless 1.7 above finished floor level in those rooms. The rooflights in the flank roofslope would by their outlook not afford any overlooking to no. 234.

#### *Properties to the rear in Windsor Road*

Due to the distance between the rear elevation of the proposed dwelling and the rear elevations of the nearest properties bordering the site in Windsor Road (nos. 20, 22 & 24) which as a minimum would be some 52m there would be no impact from the proposed dwelling in respect overshadowing, loss of light or overlooking.

#### *Impact of Outbuilding on neighbouring properties*

The proposed outbuilding would be 16m in length, 5.2m in width and 3.9m in height. It would have no windows in its rear or either side elevations with the only openings being in the front elevation facing into the applicant's garden. The rear elevation of the proposed outbuilding would be some 30m from the rear elevations of the nearest properties in Windsor Road. Its front elevation would be some 18m from the rear of no. 230 and 21m from the rear of no. 234. It is therefore considered the proposed outbuilding would cause no overshadowing or overlooking to any of the surrounding neighbouring properties.

In summary, notwithstanding that the dwelling has been reduced in height (from 8.4m to 8m), set further back, reduced in depth (from 20.3m to 17.8m) and the balcony has been removed, the proposed dwelling

by virtue of its size, bulk, massing and design would still be overbearing, give rise to overlooking or at a minimum a perception of overlooking and would generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2023) and ground of refusal no. 2 of application ref. 20231268 has not been resolved.

### Parking and Highway Safety

The proposed dwelling would have 5 bedrooms; the proposed block plan shows the front garden would have space for 3 vehicles. SPG4 (2006) states that for a property with four or more bedrooms there should be a maximum of three parking spaces; as such the proposal would provide sufficient off-street parking. The Highways Officer on the previous application discussed various matters regarding cycle parking provision and details of boundary treatments to ensure pedestrian splays all of which could be conditioned should permission be forthcoming. In respect of parking and highway safety the proposal is considered compliant with Policy CS19 (LPCS).

### Ecology and Biodiversity

#### *Ecological & Biodiversity Impact*

The proposal would result in the loss of biodiversity as trees and shrubs in the rear garden would be removed for the outbuilding and a larger footprint of the dwelling. The removal of all of the soft landscaping in the front garden which was previously proposed would no longer be the case as the plans show that a landscaped front garden is proposed in the southern part of the frontage which appears to be similar to the existing soft landscaping.

KCC Biodiversity have advised that the proposal has limited potential to result in significant ecological impacts as the site consists of managed gardens limiting opportunities for protected/notable species to be established. They are also satisfied that no bat survey would be required as the roof appears in good condition with no missing or lifted tiles. They state that an ecological survey is not required.

#### *Biodiversity Net Gain*

Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was beforehand.

As stated there would be a loss of biodiversity on the site with the removal of trees and shrubs in both the front and rear gardens. KCC Biodiversity advise that the loss of the vegetation can be mitigated through the inclusion of native planting in the gardens and that a plan showing the planting of native species should be submitted if planning permission is granted.

#### *The Thames Estuary and Marshes Special Protection Area and Ramsar site*

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) however, there would be no net addition of dwellings on the site therefore there is no requirement for the SAMMS tariff to be paid.

In summary, subject to conditions should permission be forthcoming the proposal would be compliant with Policy CS12 (LPCS) and paragraph 180 of the NPPF (2023).

### Archaeology

The site is in an Area of Archaeological Potential and KCC Heritage advise that the proposal would be unlikely to have a significant below-ground archaeological impact. As such the proposal is considered to be acceptable in respect of archaeology and compliant with saved Policy TC7 (LPFR).

### Drainage

Policy CS18 (LPCS) sets out the requirements for dealing with sustainable drainage and surface water run-off. Should permission be forthcoming it is considered that full details could be secured by condition.

### Land Contamination

Policy CS19 (LPCS) sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Paragraph 189 of the NPPF (2023) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

GBC Environmental Protection advise that a condition to secure the applicant undertaking a watching brief during construction would be sufficient to ensure that the proposed development does not take place on contaminated land. In this respect subject to condition should permission be forthcoming the proposal is considered acceptable in respect of land contamination and compliant with Policy CS19 (LPCS).

### Refuse

Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage and recycling of waste. Paragraph 8 of the NPPF (2023) states that waste and pollution should be minimised.

The proposed block plan shows the location of the proposed bin store which would be in the area to the front of the dwelling alongside the southern boundary. GBC Waste advised on the original application that they were satisfied with the proposed refuse storage provision. Full plan and elevation drawings of the refuse store have been submitted and this shows a modest structure which would appear acceptable in respect of its siting, appearance and size to ensure the property would have sufficient refuse storage. In respect of refuse the proposal is therefore considered compliant with Policy CS19 (LPCS).

### Any Other Material Planning Considerations

None.

### **Conclusion & Recommendation**

The proposal has been altered compared to the previous application in respect of a slight reduction in height from 8.4m to 8m, a reduction in depth from 20.3m to 17.8m, set further back than previously proposed, balcony removed and there would now be soft landscaping in the front garden area similar to the existing.

The proposal as before is acceptable in respect of the amenity of future occupiers, parking and highway safety, ecology and biodiversity, archaeology, drainage, land contamination and refuse. However, it still remains unacceptable in respect of design, character and appearance and neighbouring amenity as discussed in detail above. As such the proposal is still contrary to Policy CS19, section 12 and paragraph 135(f) of the NPPF (2023) and in this regard grounds of refusal nos. 1 & 2 of application ref. 20231283 have not been resolved.

### **Recommendation:** Refusal

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

|                      |                         |                     |                     |
|----------------------|-------------------------|---------------------|---------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | <b>Richard Hart</b> |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      | <i>R Hart</i>       |

|               |               |               |                                 |
|---------------|---------------|---------------|---------------------------------|
| <b>Dated:</b> | 13th May 2024 | <b>Dated:</b> | <b>13<sup>th</sup> May 2024</b> |
|---------------|---------------|---------------|---------------------------------|