

Delegated Report

Householder Planning Application

Planning Application No: 20231312

Location: 7 Denesway Meopham Gravesend Kent

Description: Erection of a two storey side extension with subservient hipped roof extension, single storey rear extension with rooflights and additional Juliet balcony on the first floor, erection of a porch, widening of existing driveway, demolition of the garage with new replacement garage to the front, new fencing in the rear and creation of new patio area.

Applicant: Mr Mark Belham

Site Visit Date: 8 February 2024

Submitted Documents/Plans

- Application form;
- Location Plan;
- Existing Block Plan;
- Proposed Block Plan;
- Drawing – Existing Plan View Rev. 01;
- Drawing – Ground Floor Plans Rev. 01;
- Un-numbered Plan – Existing & Proposed 1st Floor Plans Rev. 02;
- Un-numbered Plan – Front Elevations Rev. 02;
- Un-numbered Plan – Proposed Plan View Rev. 02;
- Un-numbered Plan – Rear Elevations Rev. 02;
- Un-numbered Plan – Side Elevation Drawings Rev. 02;
- Supporting Letter.

Superseded

- ~~Drawing – Front Elevations Rev. 01;~~
- ~~Drawing – Proposed Plan View Rev. 01;~~
- ~~Drawing – Side Elevation View Rev. 01;~~
- ~~Drawing – Rear Elevations Rev. 01;~~
- ~~Drawing – First Floor Plans Rev. 01;~~

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS11 - Transport
- CS12 – Green Infrastructure
- 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

- 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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

It is noted that a garage is proposed, however the garage cannot be considered suitable as a parking space suitable for a modern car given its size some 2.4 metres wide by 5.1 metres deep with an inward opening pedestrian door.

The adopted guidance KCC SPG4 for a single vehicle garage is 5.5 metres long by 3.6metres wide, this is to provide reasonable pedestrian access around the vehicle. The minimum width would be 2.9 metres, this would still provide reasonable room to open the car doors and squeeze pass the vehicle with a depth of 5 metres, but at that depth, access to the front or rear of the vehicle depending on how it was parked would be restricted. (2.9 metres consists of a 2.5 metre parking space plus 200mm either side to replace the space that would usually be borrowed from an adjacent parking space when opening the door or passing down its side.) (Note a KCC standard parking space is 2.5 metres wide x 5 metres to allow for the increase in vehicle sizes since the more common requirement of 2.4m x 4.8m was set in Design Bulletin 32 Second Edition April 1992 or earlier guidance.

However, the applicant has solved the problem of the garage being inadequate by having a double width driveway, which should be served by a double width carriage crossover as shown on the Roof Plan drawing, but not currently constructed.

No response from

Neighbouring properties

Original round of consultation

8 surrounding properties were consulted with an overall consultation expiry date of 25.01.2024 – 3 responses received. Two of the responses are an identical comment from the same individual, just submitted at a different time therefore in effect there were actually only 2 comments, one of which is an objection and the other is neither an objection nor in support. The comments received can be summarised as follows:

Neighbouring Amenity

- Two storey side extension will reduce the gap between the two properties, will have a huge detrimental effect on the natural light levels to windows in their property;
- One of the areas affected is a staircase, therefore could be safety issues involved;

Non-material planning considerations

- Want reassurance the work would not structurally undermine their existing extension footings;
- Asking if a party wall surveyor may need to be consulted.
- Will have a significant negative effect on their property under the "right to light" act –**impact on light to a property is considered in a planning application and this is carried out below, in relation to relevant planning policies and legislation, not The Right of Light Act.**

Re-consultation

As a result of revised plans being received re-consultations were carried out for a period of 14 days – the overall consultation expiry date was 27.03.2024 – two responses were received (objections) the comments of which can be summarised as follows:

- Objects under "The Right of Light" Act of 1959 as extension will block nearly all of the natural light to their property as it reduces the distance to their property. A "Right to Light" assessment should be completed - **Officer note: See above comment in red.**
- Will significantly reduce the natural light afforded to their property.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the northern side of Denesway.

The application as originally submitted was for a two storey side extension, single storey rear extension, Juliet balcony at the rear, erection of a porch, widening of existing vehicular access and hardpaving in front garden for parking and new fencing to rear and patio area. The original plans submitted were not considered acceptable and there the following issues:

- The extension had not been designed in a subservient fashion – the applicant was asked to set the front wall of the extension back from the main front wall of the dwelling at first floor level and also set the ridgeline of the extension down from the ridgeline of the main dwelling, this would also help reduce impact on the windows in the flank of the neighbouring property no. 5
- The fenestration on the rear elevation and the high level windows on the flank elevation were unacceptable – the applicant was asked to remove the high level windows in the flank which were secondary windows and also look again at the rear elevation;
- Clarification on whether a large door was proposed in front elevation or not;
- Query on why rooflights are required in side roof slope and whether there would be a roof conversion, otherwise they seem unnecessary and should be removed.

Revised plans were received and these are the plans on which this application has been determined.

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

Design, Character and Appearance

The application site consists of a two storey semi-detached dwelling with a gable end roof. The property has a drive to the west flank of the dwelling to access the detached garage to the rear.

Proposed two storey side extension

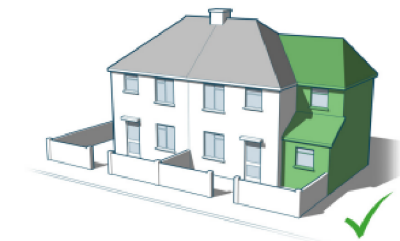
The proposed extension would consist of a garage, utility room and kitchen area at ground floor and at first floor a bathroom and additional bedroom with some internal re-ordering. On the front elevation there would be a garage door at ground floor and a window at first floor; on the side there would be no windows and in the rear there would be a window at first floor level (the ground floor would be the single storey rear extension which is covered below).

The Council's Householder Extensions/Alterations Design Guide (2021) states the following guidance in respect of two storey side extensions.

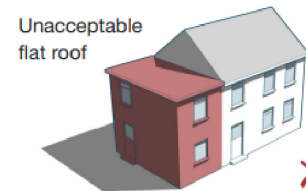
Two Storey Side

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.

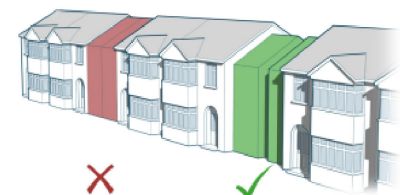
- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following 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'.

As originally submitted the proposed two storey side extension was not a subservient addition as it was to be built in line with the main front wall of the dwelling and would not have been set back from it. Whilst it was considered acceptable for the ground floor element of the side extension to project forward of the front wall as that was at ground floor level and there are other examples of single storey front additions in the road such as at the neighbouring semis to the west at nos. 3 & 5, at a minimum the first floor level of a two storey side extension should be set back from the main front wall in order to be subservient. As well as the front wall not being set back, the ridgeline of the extension would also not have been set down from the ridgeline of the host dwelling. With the extension not set back or set down, the proposed two storey side extension would therefore have not been subservient to the host dwelling and would also have impacted on the symmetry of this pair of semi-detached dwellings.

In its revised form the extension has now been set back from the main front wall of the dwelling by 1m and the ridgeline would be set down by 1.4m. Its width at first floor level has also been reduced so that it would now be 2m in width. With these changes the proposed two storey side extension would be extremely subservient and in keeping with the scale of the host dwelling.

In respect of other factors the eaves line would be in line with the eaves of the host dwelling, the width of the extension at ground and first floor would not exceed half the width of the host dwelling. The ground floor element of the proposed two storey side extension that would project forward of the main front wall is considered acceptable as stated given that it is at ground floor level and there are other examples of forward projections at ground floor level in the street; its pitched roof form would be in keeping with the host dwelling and form part of the proposed porch extension is covered below.

Although the proposed two storey side extension would reduce the gap which currently exists between the flank elevation of no. 7 and its boundary line to the west, given that the adjoining pair of semis nos. 3 & 5 are built in close proximity to their side boundaries of 1.4m and that the proposal would leave a gap of 1m at ground floor level and 1.6m at first floor level to the boundary line, it is considered that the reduction in the gap to the side of the dwelling would be acceptable in this case.

The hipped roof design would not reflect the roof of the main property given that the host dwelling has a gable end however, given the very modest nature of the extension in this case, whilst not ideal this is not considered so significant to justify a refusal and it does help aid the subserviency of the extension.

In respect of materials, the front of the property will have matching external bricks and mortar, the side elevation of the property will be either clad or rendered on top of block and brickwork and the rear of the property will be rendered/clad on top of block and brickwork.

The first floor level window on the front would respect the proportions and style of windows elsewhere on the front elevation of the host dwelling. The two high level windows in the flank which were previously proposed and considered unacceptable have been removed. The rooflight in the flank roof slope is acceptable in size and appearance and would be to serve light to the first floor level not serve a loft conversion. In the rear elevation the proposed window in the rear of the side extension would replicate the existing window in the rear elevation. The altered window to large glazed area with Juliet balcony is considered acceptable as although not in keeping with the fenestration in the rear elevation, it is at least in the rear elevation and would not be publicly visible.

In respect of the proposed two storey side extension element of the proposal in its revised form it is now considered a very modest and subservient addition which would be in keeping with the scale and character of the host dwelling and would respect the symmetry of this pair of semi-detached dwellings and would not cause any harm to the character and appearance of the streetscene.

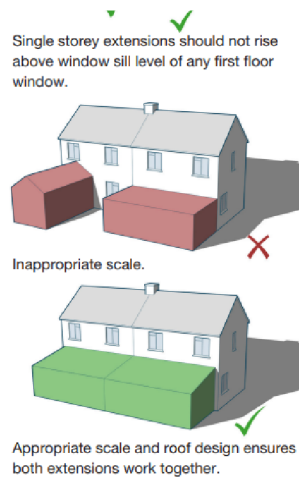
Single storey rear extension

The Council's Householder Extensions/Alterations Design Guide (2021) states the following guidance in respect of single storey rear extensions:

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.



The proposed extension would be full width, 4m in depth and 3m in height with a flat roof. The depth would not dominate the host dwelling and the height would be subservient. The extension would extend behind the rear of the proposed two storey side extension but the width of the extension would still not be excessive as the side extension is modest in width. The flat roof design is considered acceptable given it is single storey and located at the rear and not visible from any public streetscene. In respect of the single storey rear extension this is therefore considered acceptable in regard to design.

Porch

The proposed porch would be built alongside the single storey front element of the proposed two storey side extension which would project forward of the main front wall of the dwelling at ground floor level. In itself the porch would be a modest addition and as only single storey the projection forward of the main front wall is acceptable. The pitched roof design respects the pitched roof of the host dwelling and forms part of the pitched roof of the proposed front element of the side extension.

In summary, in its revised form the proposal for two storey side, single storey rear and front porch extensions is considered acceptable as they would be subservient additions which would be in keeping with the scale and character of the host dwelling, respect the symmetry of this pair of semi-detached dwellings and would not be harmful to the character and appearance of the streetscene. As such the proposal in respect of design, character and appearance is considered compliant with Policy CS19 (LPCS) and section 12 of the NPPF (2023).

Amenity of Occupiers

Existing garden area – 199 sq. m
Existing rear garden depth – 23m

Proposed garden area – 163 sq. m
Proposed rear garden depth – 19m

The main rear garden area and rear garden depth would therefore exceed the minimum standards as set out in SPG2 (2020) the amenity of existing and future occupiers of the dwelling would be protected in respect of private garden provision.

In respect of bedrooms, the first floor level of the dwelling would be re-ordered and extended so that only existing bedroom 3 would remain as existing so as this is an existing bedroom this does not need to be calculated. All other bedrooms have therefore been measured:

The Technical Housing Standards (2015) state that the minimum standard for a single bedroom is 7.5 sq. m and at least 2.15m wide and for a double is 11.5 sq. m and at least 2.55m wide.

The new or re-ordered bedrooms would be as follows (with the numbering as shown on the proposed plans):

Master Bedroom – 13 sq. m/3.4m - meets minimum area and width for a double bedroom;

Bedroom 2 – 7.6 sq. m/2.3m - meets minimum area and width for a single bedroom;

Bedroom 4 – 8.1 sq. m/2.4m - meets minimum area and width for a single bedroom;

Bedroom 1 – 12.3 sq. m/3.2m wide – meets minimum area and width for a double bedroom;

Bedroom 2 – 7.4 sq. m/3m wide – is under the minimum area for a single bedroom by 0.1 sq. m but meets the minimum width;

Bedroom 3 – 10.3 sq. m/2.29 wide – meets the minimum area and width for a single bedroom but not a double bedroom.

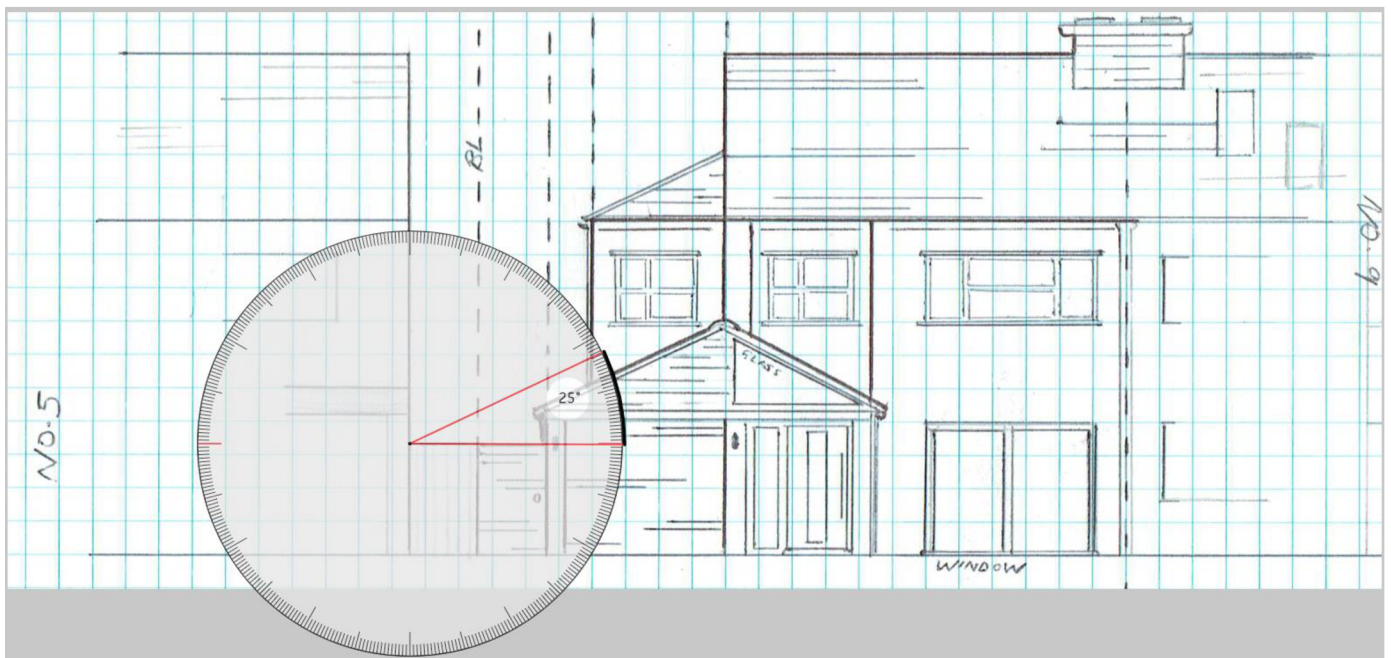
Beds are not shown on the proposed floor plan to demonstrate whether the bedrooms are single or double bedrooms but given that bedroom 1 would exceed the minimum area and width for a double bedroom and that bedrooms 2 & 4 would exceed the minimum area and width for a single it is considered on balance that the amenity of existing and future occupiers of the dwelling would be protected in respect of bedroom sizes.

In respect of occupier amenity the proposal is therefore considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2023).

Neighbouring Amenity

No. 5 Denesway

This property lies to the west of the application site and has windows in its east flank elevation – cloakroom and kitchen at ground floor and staircase and landing at first floor. The 25 degree test has therefore been carried out from the centre of the lowest window from the horizontal as per SPG2 (2020):



The 25 degree test shows that the first floor element of the proposed two storey side extension would obstruct the 25 degree line and that overshadowing and loss of light may occur to the ground floor windows of no.5. However, it is noted that all of those ground floor rooms of No. 5 are non-habitable and therefore although there would be likely to be an impact on the light to those ground floor windows, as they are non-habitable, this would not be significant enough harm to warrant refusal of the application. Furthermore, the proposed side extension has been reduced in height, width and depth from when it was originally submitted such that the impact on no. 5 would be less than the originally submitted plans.

The proposed single storey rear extension by virtue of its siting and scale would have no impact on no. 5 with regards overshadowing, loss of light or loss of outlook. There are two windows proposed in the west flank elevation but the proposed 1.8m high boundary fence would mitigate any overlooking. The proposed porch due to its siting would have no impact on no. 5.

No. 9 Denesway

This property lies to the east of the application dwelling and has a single storey rear extension plus conservatory beyond that with an overall depth of some 5.3m. The proposed single storey rear extension at 4m in depth would therefore have no impact on the amenity of no 9 Denesway with regards overshadowing, loss of light, loss of outlook or overlooking. Due to the siting of the proposed two storey side extension on the west elevation there would be no impact on the amenity or privacy of no. 9. The porch, due to its scale would have no impact on no. 9.

Summary

In respect of neighbouring amenity, although it is identified that there may be some impact on the ground floor side windows of no. 5 with regards overshadowing and loss of light as those windows are non-habitable the harm would not be so significant enough to justify a refusal. The other elements of the proposal due to their scale and distance from neighbouring properties would cause no impact on any neighbouring properties. On balance, in respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2023).

Parking and Highway Safety

The property would increase from a three to a four bedroom property, a garage is proposed and it is also proposed to hard pave the majority of the front garden for parking.

SPG4 (2006) states that the minimum internal size for a single garage is 5.5m in length x 3.6m in width. The proposed garage would be undersized as it would be 5.1m in length x 2.4m in width. However, as it is also proposed to hard pave the front garden with space for some two vehicles, it is considered the undersized garage is not objectionable as the two spaces in the front garden would be sufficient to meet the maximum parking standards; for a dwelling with four or more bedrooms SPG4 (2006) sets out this is three spaces. In respect of the widened access the Highways Officer raises no objections stating that the double width driveway should be served by a double width carriage crossover as shown on the Roof Plan drawing.

In respect of parking and highway safety the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Biodiversity & Ecology

The proposal involves extension of the existing driveway across into the main front garden and installation of a double width dropped kerb. This would result in the loss of the existing grassed area in the front garden for the parking of two vehicles. There is one shrub and a small strip of soft landscaping that would be retained along the eastern side of the garden under the proposals.

It is considered that the proposal has limited potential to result in significant ecological impacts as the site consists of a managed garden limiting opportunities for protected/notable species to be established.

Whilst the loss of the existing grassed area is unfortunate, there would be some soft landscaping retained as shown on the proposed block plan and the situation would not be different to the hardstandings at the neighbouring pair of semis at nos. 3 & 5. It is the case also that two off-street parking spaces are required to serve the property and at the minimum size spaces required there would not really be sufficient space to provide much more soft landscaping. The applicant could also hardpave the front garden now without planning permission providing permeable materials were used which it is stated is proposed here as the existing driveway is to be extended across. Therefore, on balance it is considered that the removal of the majority of the existing soft landscaping in the front garden would be acceptable on this occasion and that

the proposal would be acceptable in respect of Policy CS12 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal, in its revised form and subject to conditions, is considered acceptable in respect of design, character and appearance, occupier and neighbouring amenity, parking and highway safety and ecology and biodiversity.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18 April 2024	Dated:	18 April 2024