



Delegated Report

Householder Planning Application

Planning Application No: 20240937

Location: 59 Bourne Road Gravesend Kent DA12 4EA

Description: Erection of a first floor rear extension with two roof lights.

Applicant: Mrs Laura Wickes

Site Visit Date: 05 February 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. MPD-A-000 Site location and existing block plans;
Drawing no. MPD-A-001 Existing layouts and rear and side elevations;
Drawing no. MPD-A-002 Proposed layouts and rear and side elevations;
Drawing no. MPD-A-004 Existing and proposed front elevations;
Existing and proposed western side elevations; and
Proposed block plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20171087	Erection of a detached single storey outbuilding to be used as an annexe.	Permitted	21.05.2018
20120466	Erection of a single-storey rear extension to form dining room/sitting room.	Permitted	30.07.2012

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised by a site notice and to six neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to two storey/first floor rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

The application property is a semi-detached, two storey dwelling with three bedrooms located in a residential area, where the design and architecture of the properties is relatively consistent. The dwellings (including the application site) are predominately of simple design, faced with white render and tiled roofs and are set down lower than the adjacent highway. Although it is noted that opposite the application site is a row of two storey terraces, with front gables, first floor bay windows and render and tile facing materials, that are raised above the roadway.

The proposed development would result in a large first floor rear extension that extends beyond the side wall of the building, with a hipped roof and a depth of four metres. It is noted that the original dwelling has a width of 6.7 metres, whilst the extension would have a width of 7.7 metres. By virtue of its size and design, the proposed extension would be a bulky and dominating feature on the rear elevation of the building and would be visible from the street scene.

The proposed facing materials, window design and roof pitch would match with the existing building. However, the proposed hipped roof would not match with the existing gable roof (although it would not be especially visible from public vantage points).

Overall, it is considered that the proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building and would add significant bulk to, and be a dominating feature of, the rear elevation. As such, the proposal would be out of character with the existing building and the surrounding area and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.

Amenity of Future Occupiers

Paragraph 135(f) of the NPPF 2024 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The table below illustrates that the proposed bedrooms would exceed the minimum floor area requirements for a single and double bedrooms in the NDSS. There would be no alteration to the existing garden, which exceeds the requirements for a dwelling with four or more bedrooms in the RLG.

Proposal	Floor Area in m²	Minimum NDSS/RLG Standard in m²
Bedroom 1	12.1 + cupboard (unchanged)	11.5 (double)
Bedroom 2	8.7 (reduced size)	7.5 (single)
Bedroom 3	12.7	11.5
Bedroom 4	13.1	11.5
Garden	180 (excluding outbuilding) With 12m depth to outbuilding	100 With minimum depth of 10m

The proposed bedroom two has no windows and although the submitted details show a rooflight, due the shape of the proposed roof, this would not be possible to construct. As such, the occupier of this room would have no outlook and be subject to poor living conditions.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would result in poor living conditions for the future occupier of bedroom two and as such, the proposal would be detrimental to residential amenity and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2024).

Neighbouring Amenity

Paragraph 135(f) of the NPPF 2024 sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 57 and 61 Bourne Road (located to the west and east respectively). Nos. 100 and 102 Barr Road are located over 70 metres to the north and separated by a rear accessway. Nos. 50 to 54 Bourne Road are located to the south across the roadway.

The proposed development would introduce a number of new windows to the application property. However, due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking impacts to the occupiers of the surrounding dwellings.

In terms of assessing overshadowing impacts, the Householder Extensions/Alterations Design Guide (2021) states that the 25° and 45° rules will be used. If the centre of any perpendicular neighbouring window is crossed by a 45° line drawn from the extension (in plan and elevation form), then daylight and sunlight could be adversely affected. Similarly, if a development breaches a 25° line drawn from the centre of any opposite window, then daylight and sunlight could be adversely affected.

Due to the separation and orientation of the properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of no. 61 Bourne Road.

For no. 57 Bourne Road, the closest windows to the application site boundary are to a bedroom at first floor and a lounge or dining room at ground floor. The windows are located only one metre from boundary and notwithstanding the set back of the extension away from the boundary, there would still be a breach of the 45° line in both plan and elevational form for the ground floor window. For the first floor window, there would be a breach of the 45° line in plan form only. As such, there would be an unacceptable overshadowing impact to the occupiers of no. 57 Bourne Road.

The proximity of the extension to the site boundary and the four metre depth, would also result in a significant overbearing impact to the occupiers of no. 57 Bourne Road.

Overall, it is considered that the proposed development, by virtue of its height, depth and proximity to the boundary with no. 57 Bourne Road, would be likely to be severely oppressive and overbearing, causing overshadowing and curtailing outlook for the occupants of that dwelling. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and paragraph 135(f) of the National Planning Policy Framework (2024).

Parking and Highways

According to the Borough Council's adopted Vehicle Parking Standards, a four or more bedroom dwelling should have three vehicle parking spaces and according to the KCC Dropped Kerb Guidance and Self-Assessment (2023) document, parking spaces located perpendicular to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage.

The application property has three bedrooms (plus a bedroom located within a rear annex) and on-site parking for three vehicles on the site frontage that meets the adopted standards. There is also a hard standing at the rear, which in accordance with planning permission reference 20171087, should be used for vehicle parking. The proposed development would result in the building increasing from three to four bedrooms with no loss of existing parking.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3

of the Gravesham Local Plan First Review November 1994.

Conclusion

The proposed development would match with the window design, roof pitch and external facing materials of the existing building and would have no adverse overlooking impacts to surrounding residential occupiers. Furthermore, it would provide sufficient vehicle parking. All of which weigh in support of the proposal. However, the design of the proposed development would lead to a bulky extension, with excessive width and depth, that would not be subservient to the existing building and would be detrimental to the character and appearance of the area. In addition, the proposal would be detrimental to the residential amenity of the occupiers of no. 57 Bourne Road and the future occupier of bedroom two.

Overall, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits.

Recommendation

Planning permission should be refused on the following grounds;

1. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building, would add significant bulk to, and be a dominating feature of, the rear elevation. As such, the proposal would be out of character with the existing building and the surrounding area and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.
2. The proposed development, by virtue of its height, depth and proximity to the boundary with no. 57 Bourne Road, would be likely to be severely oppressive and overbearing, causing overshadowing and curtailing outlook for the occupants of that dwelling. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and Paragraph 135(f) of the National Planning Policy Framework (2024).
3. It would not be possible to construct the roof light for bedroom two and as a result, the future occupier of that room would have no outlook, resulting in poor living conditions. As such, the proposal would be detrimental to residential amenity and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2024).

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

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	6th February 2025	Dated:	6 th February 2025