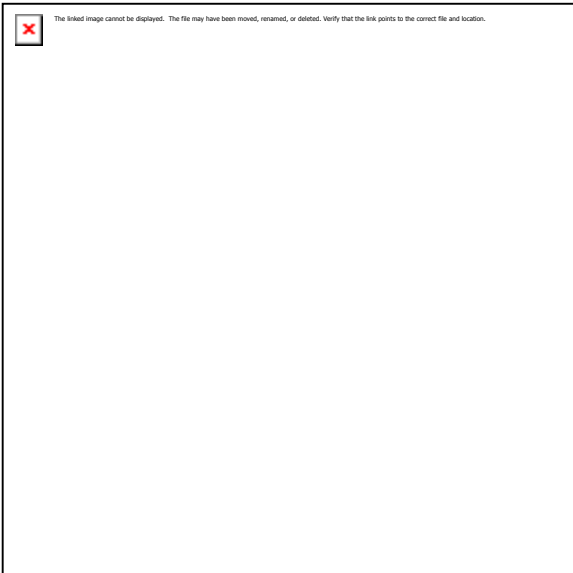




Delegated Report

Householder Planning Application

Planning Application No: 20211348

Location: 245 Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of two storey rear/side/front extensions, single storey rear extension with one roof lantern, erection of a dormer to front roof slope, conversion of the roof space into habitable rooms, installation of roof lights to rear roof slope, garage roof alteration, internal layout alteration and associated landscaping.

Applicant: Mr & Mrs David Braddon

Site Visit Date: 8th April 2022

Submitted Documents/Plans

- Application Form Received 01/11/2021;
- Drawing No: 21DBSRSL1 (Site Location Map) Received 15/11/2021;
- Drawing No: 21DBSRSU1 (Existing Block Plan) Received 15/11/2021;
- Drawing No: 21DBSREX01 Rev A (Existing Plans & Elevations) Received 10/11/2021;
- Design and Access Statement Received 01/11/2021;
- Drawing No: 21DBSRSP1 REV H (Proposed Block Plan) Received 12/04/2022;
- Drawing No: 21DBSRPE02 Rev E (Proposed Elevations) Received 12/04/2022; and
- Drawing No: 21DBSRPE01 Rev D (Proposed Plan) Received 12/04/2022.

Superseded Plans

- ~~Drawing No: 21DBSRPE01 Rev B (Proposed Plan) Received 01/11/2021;~~
- ~~Drawing No: 21DBSRSP1 (Proposed Block Plan) Received 15/11/2021;~~
- ~~Drawing No: 21DBSRPE02 Rev C (Proposed Elevations) Received 01/11/2021;~~

Procedural Issues

In order for the proposal to achieve a positive outcome it was necessary to address some concerns and make revisions to the initial proposed plans. The proposed revisions resulted in a smaller scale development for which it was not necessary to reconsult as the changes would lessen any potential impact of the development.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210948	Application for a Lawful Development Certificate in respect of the proposed erection of swimming pool under Class E permitted development rights.	Certificate Granted	09.09.2021
19950019	Erection of conservatory at the rear.	Permitted	17.02.1995
19970224	Erection of detached double garage at the front incorporating construction of wine cellar below.	Permitted	27.06.1997
19940118	Erection of two storey side exten. to form playrm, sittingrm & exercise rm with two bedrms, ensuite bathrm & dressing rm at 1st flr level, infil side exten. to form additional garage & utility rm with en-suite bathrm in roof space; single storey rear exten. for lounge, enlarged kitchen & enlarged dining rm	Permitted	06.05.1994

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

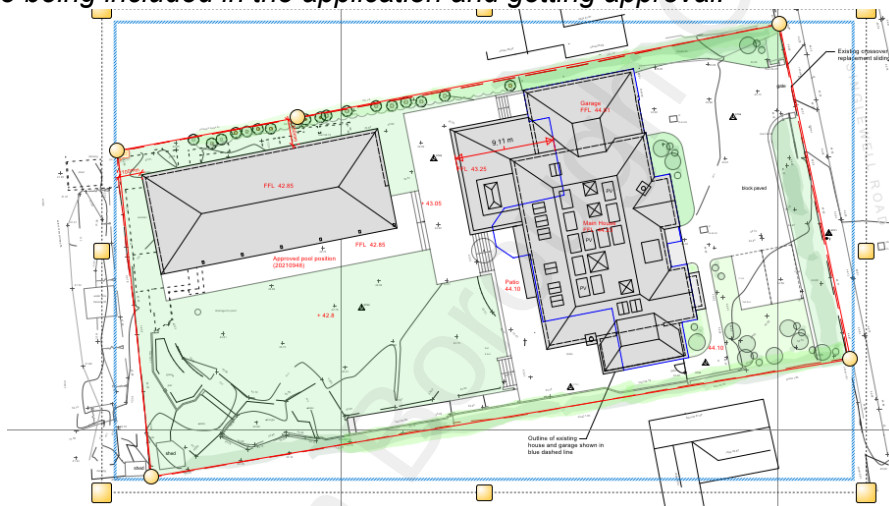
- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

KCC Heritage

GBC – Highways Officer

It is standard practice for engineers (in Kent at least) to resist gates adjacent to the highway, as this can mean a vehicle can be left waiting on the highway whilst the gate opens or closes, forming a hazard to the through flow of traffic including pedestrians and cyclists. If the gate can be inset at least 6 metres for cars then this allows the car to clear the highway and provide pedestrian access to the gate.

I would resist a gate being included in the application and getting approval.



The application was advertised by way of site notice and letters to five surrounding properties and one comment was received. The consultation period expired on 7th December 2021.

- Concerns relating to proximity of garage to a neighbouring fence and the need for a scaffold to be erected in the 1 meter distance between the fence and garage
- Request for a full vertical boarded protection on scaffold as a walk way near the boundary is in regular use
- Request for applicant to advise neighbouring property of dates for works to garage roof area and all access to the scaffold must be from within the boundary of No.245 Singlewell Road

Proposal

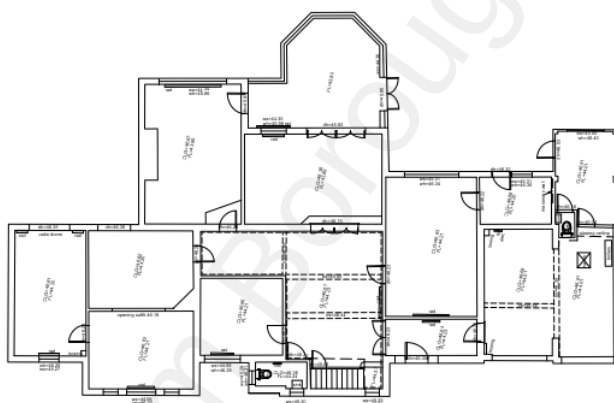
The proposal comprises several different elements which include the erection of a two storey rear, side and front extension, single storey rear extension, erection of a dormer to the front roof slope, conversion of the roof space into habitable rooms, installation of a roof light to the rear of the roof slope, garage roof alterations, internal layout alterations and associated landscaping.

To the front elevation the proposal would see the creation of a double storey square bay window and relocation of the front door to a more centralised position. The proposal would also see the creation of a first floor balcony to the front which would be accessible via double doors. A modest dormer will be inserted in the front roof space which will serve a landing area in addition to a first floor bay window on the south eastern side of the development. The front chimney will be repositioned with a taller chimney and a new chimney added to the rear, new fenestration will also be installed.

Existing Plans/Elevations



FRONT ELEVATION
Scale: 1:100



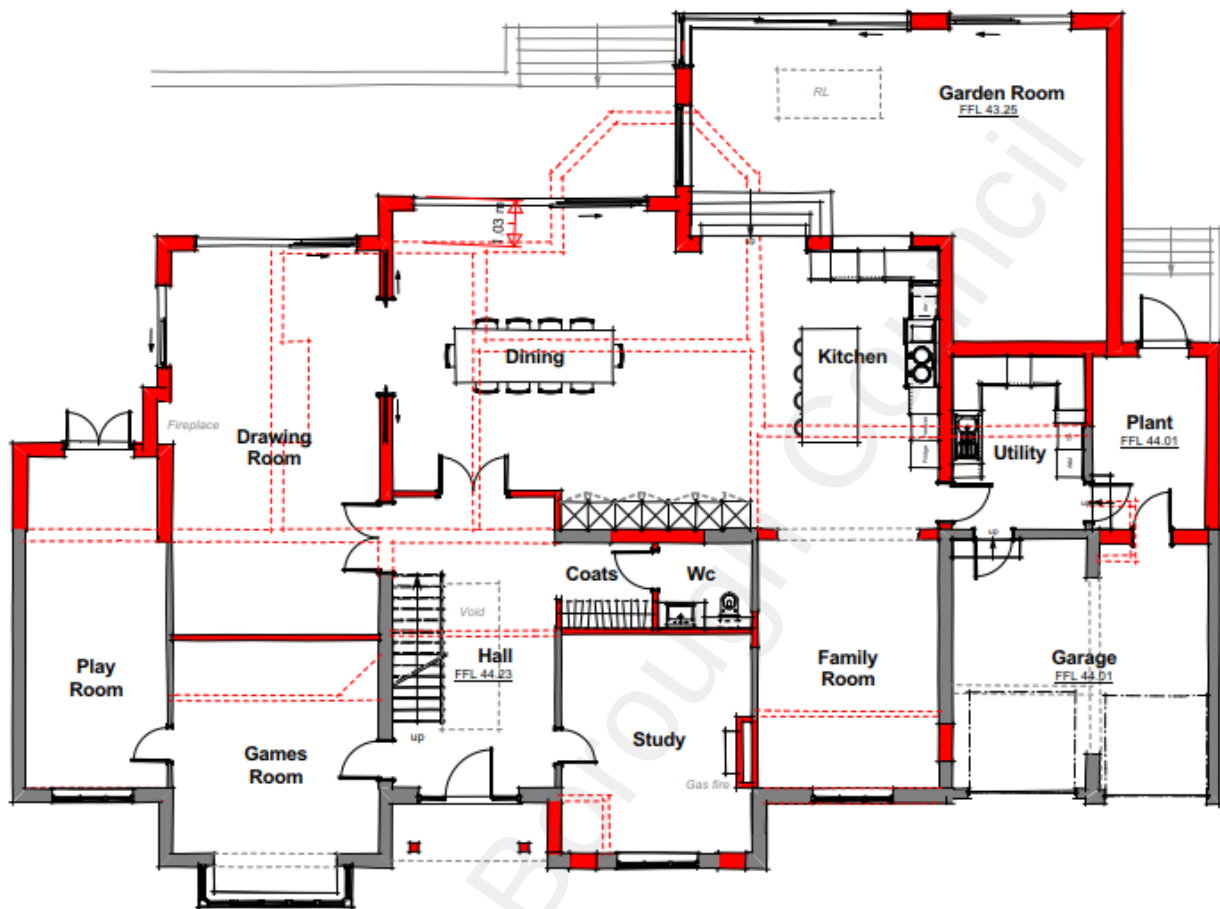
GROUND FLOOR PLAN
Scale: 1:100

Proposed Plans/Elevations



FRONT ELEVATION
Scale: 1:100

14.95 m



GROUND FLOOR PLAN

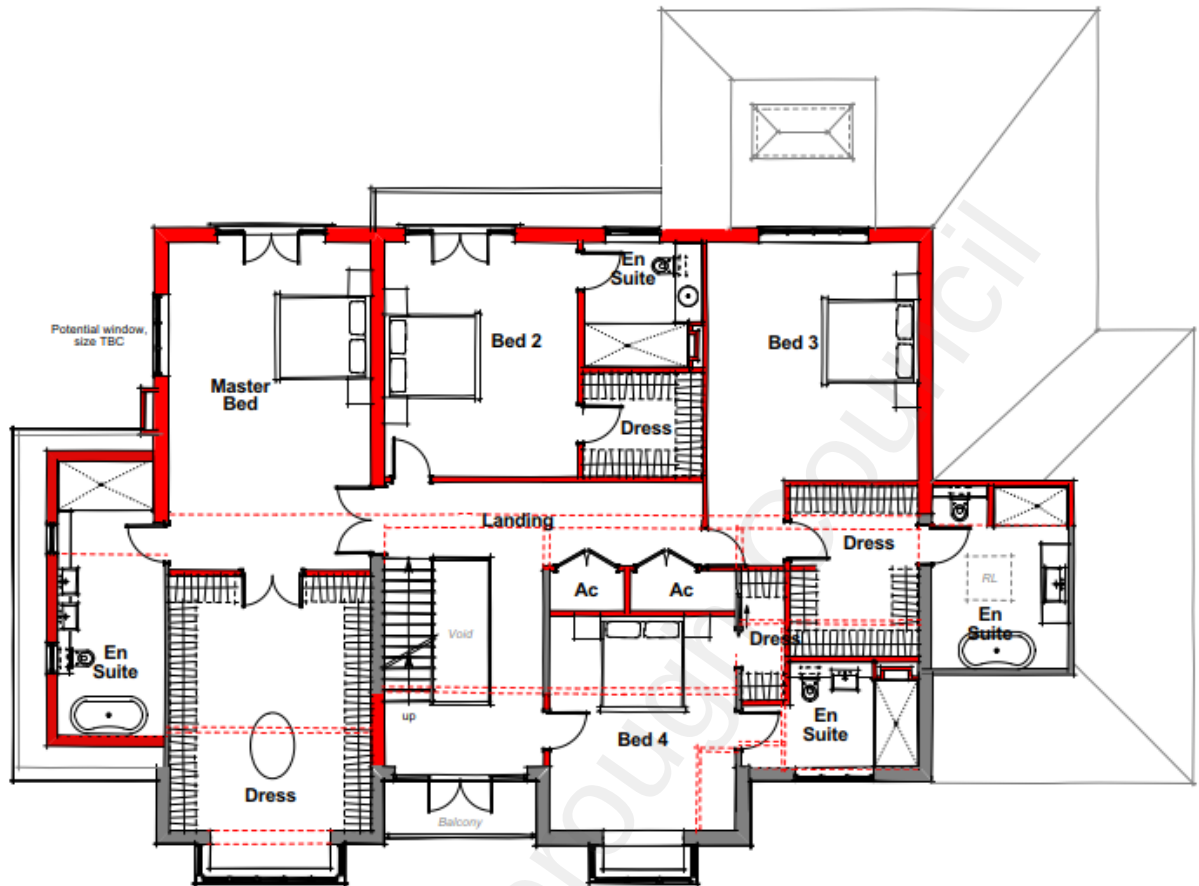
Scale: 1:100

To the rear of the property at ground floor level the existing playroom will be extended backwards by approx 1.8m, the drawing room will retain its projection but will be extended by approx. 2.5m to the side, the existing conservatory will be demolished and there will be a modest projection of approx. 1m from the rear elevation. There will also be an extension to the eastern side at ground floor level which will project approx. 2.7m from the main eastern flank, the depth of this extension will be some 4.1m. There will also be a single storey rear extension which will project approx. 7.6m and span approx. 10m.

At first floor level main changes will be to the rear of the property where there will be a first floor extension which will project approx. 6.5m from the current rear elevation, there will also be a side extension which will project to the rear by approx. 2.3m on the western flank and approx. 1m on the eastern flank. The main rear extension will span approx. 17.8m and will allow for internal alterations which will result in larger bedrooms which will all have ensuites and dressing rooms.

Proposed first floor Plans

Red dotted lines indicate existing floor plans.



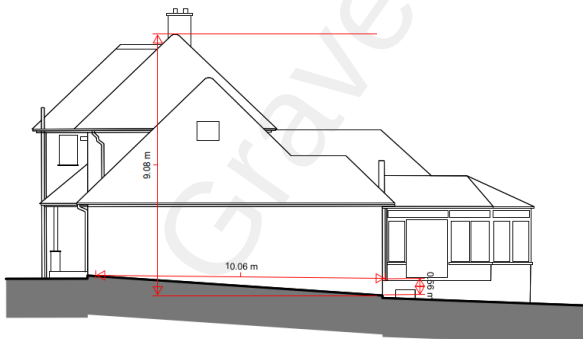
FIRST FLOOR PLAN

Scale: 1:100

At second floor level the roof space will be converted into habitable rooms including a home cinema, an office and two additional bedrooms. The roof space will include roof lights in the rear elevation and two new roof lights in the left hand elevation.

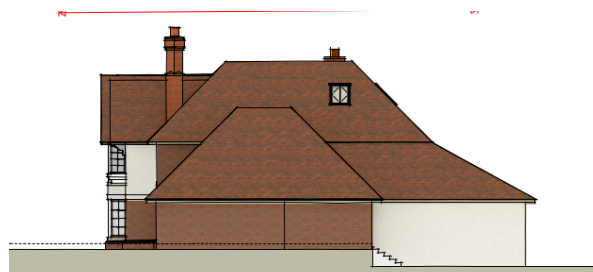
The proposal will also see an increase to the land levels by approx. 0.5m to the rear and subsequent roof height increase of approx. 0.5m from the rear only.

Scale: 1:100



RHS ELEVATION

Scale: 1:100



RHS ELEVATION

Scale: 1:100

Character and Appearance

The application site comprises a 5 bedroom detached house in use as a single family dwelling. The property has been previously extended to include a rear conservatory which will be removed as part of this application, there has also been the erection of a two storey side extension at first floor level and a side

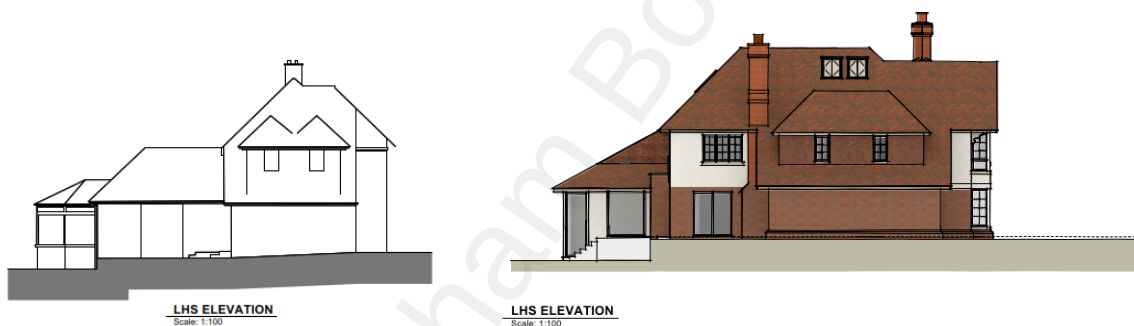
extension to form a garage & utility, there was also a further single storey rear extension. There is also a lawful development certificate which was granted in 2021 for the erection of a swimming pool enclosure.

The application site is situated on Singlewell Road which is set on an incline that slopes down towards the east. The general street scene is varied with properties of different designs and types, many of the neighbouring homes are substantial and situated on generous plots. The application site is on a 1930sqm plot and the existing house is approx. 450sqm, the proposed gross internal floor area will be approx. 819sqm. The proposal will see the existing house extended and refurbished to the front, sides and rear with the majority of the works taking place to the rear. There will also be some elements of reroofing and a change to the existing fenestration from white upvc to black Georgia style windows.

The proposed extensions to the front elevation will introduce a welcome refurbishment to the existing property. The proposed changes will retain the current arts and crafts character of the property and add some improvements which will enhance the properties natural character. The current hipped roof to the front of the property will be replaced with more appropriate attractive gables, the finishing will comprise a mix of render and brickwork which is acceptable. The introduction of new chimneys will create distinctive features which are in keeping with the arts and crafts qualities.

The new entrance will improve the properties symmetry and the two pillars either side of the entrance will add to the grandeur of the property. The replacement to the existing which UPVC fenestration will be a positive addition to the property, the larger windows will also allow for more natural light within the property. The front dormer is modest in size and is not considered to be a harmful addition to the property.

To the left side the existing dormer will be extended in depth, the frontal view of this dormer will not change drastically and roof design will be changed to include a small flat roof element, however given the modest scale of the increase it is not considered to result in material harm to the appearance of the surroundings.



The existing garage will retain its appearance from the front, however there will be an extension of the roof which will continue backwards whilst retaining the existing roof form. There will be some minimal flat roof on this element of the proposal, however it will not result in harm to the surroundings.



To the rear the property will harbour its main changes. The applicant was asked to reduce the scale of the development by reducing the rearward projection by approx 1m at ground and first floor level which in turn would reduce the amount of flat roof to the main house and allow for a development which was of an acceptable scale and design. Furthermore the proposed ground floor flat roof rear extension was replaced with a pitched roof to retain the character of the main dwelling. As can be seen below the reductions have allowed for an improved development and reduced the excessive massing which was initially proposed.

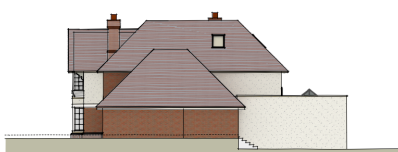
Original proposal



FRONT ELEVATION
Scale: 1/100



LHS ELEVATION
Scale: 1/100



RHS ELEVATION
Scale: 1/100



FRONT PERSPECTIVE VIEW



REAR ELEVATION
Scale: 1/100



Revised Proposal



FRONT ELEVATION
Scale: 1/100



LHS ELEVATION
Scale: 1/100



RHS ELEVATION
Scale: 1/100



FRONT PERSPECTIVE VIEW



REAR ELEVATION
Scale: 1/100

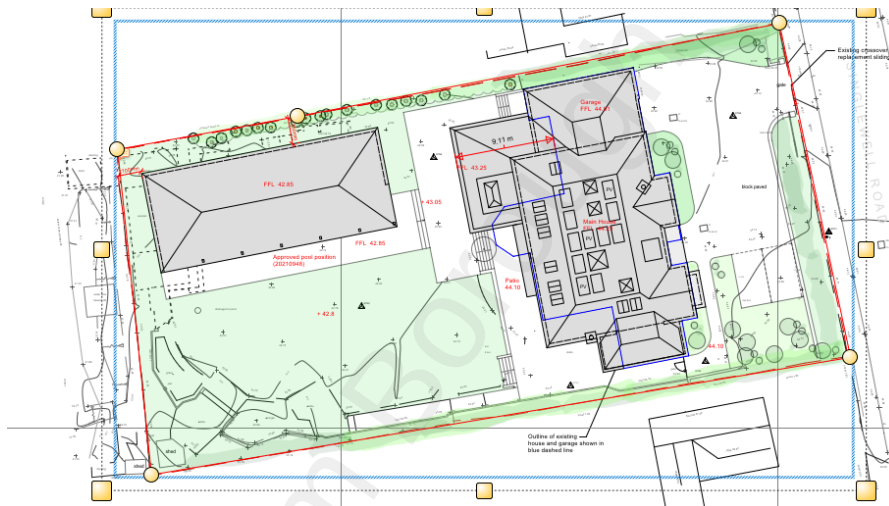


The reduced flat roof element of the proposal will see the installation of solar panels to allow for a more sustainable development.

Original Proposal



Revised Proposal



The proposal is large and will more than double the footprint of the host dwelling, however consideration is given to the vast improvement to the original dwelling and the introduction of PV panels which enhance the properties sustainability. Also the given the existing surroundings on singlewell Road which is predominately larger properties, the proposal would not appear out of character. However in order to prevent any future overdevelopment or development which will affect the character and appearance of the property a condition will be imposed which will restrict some of the permitted development rights.

The proposal demonstrates high quality design and the revisions to the original plans have allowed for a subservient development. The proposed alterations compliment the neighbouring property located at 247 Singlewell Road which is of a similar scale and design to the proposal.



On balance the proposal is acceptable and compliant with CS19 of the Local Plan Core Strategy 2014 and

SPD4 - Householder Extensions/Alterations Design Guide (2021) and would allow for a well-designed property which would be complimentary to the surroundings.

Amenity of Future Occupiers

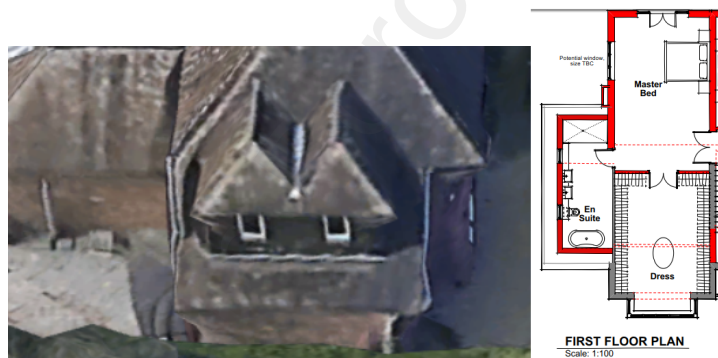
Post development the garden will retain a depth of approx. 37m and the area would exceed 100sqm which is compliant with the Council's Technical standards for a property of this size.

A condition will be imposed to restrict some permitted development rights which will ensure any future occupiers have adequate amenity space.

The bedrooms and living space are all generous in size and exceed the council's minimum standards. The proposal is therefore considered to adequately safeguard the amenity of future occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

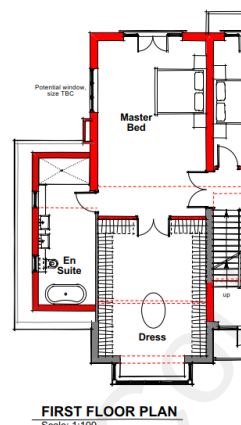
Neighbouring Amenity

The proposed extensions are not liable to materially harm the amenity of the neighbouring property known as No.247 Singlewell Road. In terms of light, due to the path of the sun there will be no overshadowing or loss of light to this house. In terms of privacy there are no windows in the side elevation of the neighbouring property, however the application site currently has two windows in the western flank which serve a bathroom which face No.247. These windows will be retained, however their position may be slightly altered as the dormer will be rebuilt, so to maintain neighbouring privacy a condition will be imposed to ensure these windows are obscure glazed and top hung.



The proposal also shows a window serving a bedroom in the western flank at first floor level, this window is situated approx. 5.5m from the property boundary and around 14m from the nearest window. The Privacy distance standards as stated in SPG2 Residential Layout Guidelines are:

- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.



In order to maintain neighbouring privacy the proposed window in the western flank which will serve the master bedroom will have a condition imposed to ensure it is obscure glazed and fixed shut. The bedroom will have another opening in the northern elevation which is openable so there will still be access to an opening and natural light. To the ground floor there will be a window which will face in the direction of No.247, which will serve a drawing room. This window will be approx. 5.5m from the boundary and will serve a living space, however there is a soft boundary between the properties which will maintain neighbouring privacy so this window is not liable to materially harm neighbouring privacy.



Due to the detached nature of these properties the proposed extensions are not liable to impact outlook.

The neighbouring property known as No.234a is located North of the application site and there may be some overshadowing to this property, however this would already occur due to the existing extension and the proposed extension is not liable to exacerbate this. In terms of outlook the proposed extensions are not liable to impact outlook given the detached nature of the properties. There is however a first floor window in the southern flank of 243a which faces directly towards no 245, this window most likely serves a landing given its positioning and so there are no concerns regarding outlook as this is not serving a habitable room.



There is also a window and a door opening at ground floor level which both face the boundary fence and so any extension to No.245 wouldn't harm outlook given its existing proximity to a fence. In terms of privacy there are no proposed windows in the flank elevation of No.245 and so privacy is maintained.

A condition will be imposed to ensure no further window or door openings other than those approved on the submitted plans are created to further maintain neighbouring privacy.

There were some comments received relating to this application, however they do not form material planning considerations and do not form part of the planning process. Any issues regarding the scaffolding and to ensure works are contained to the neighbouring boundary would be something which must be discussed between neighbouring properties and any issues arising as a result of the works may constitute a civil matter. The council will ensure an informative is given to the applicant should permission be forthcoming which will make them aware of times when construction works can take place as well as building regulations and the Party Wall Act.

The proposal adequately safeguard the amenity of neighbouring properties and so the proposal is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The initial proposal showed an in and out driveway and changes to the soft landscaping to the front of the property, however after taking the Council's comments on board the applicant made some changes which included the removal of the in and out drive. The revised proposal will result in some soft landscaping changes to accommodate parking spaces, however there is no overall loss in biodiversity as a result of these changes.

The revised plans do show a sliding gate to allow access to the front drive. The highways officer has stated that such a gate is not acceptable and should be situated 6m from the highway edge. The proposed gate will be approx. 2m away. However as can be seen below there are many other examples of such gates installed which are not 6m from the highway and so this would not be considered to set a precedent as these gates are existing.



A refusal on this basis would not be sustainable at appeal level and so notwithstanding the comments of the highways officer the proposal is considered acceptable in terms of parking.

Conclusion & Recommendation

The proposal has been fully considered and is compliant with planning policy and so permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21 st April 2022	Dated:	25th April