



Delegated Report

Householder Planning Application

Planning Application No: 20231292

Location: Cleat 10A Hillside Drive Gravesend Kent

Description: Erection of a two-storey side extension and single storey rear extension extending the front dormer, erection of a rear dormer, erection of a ground floor porch to the front and alterations to fenestrations.

Applicant: Mrs Aarti Sareen

Site Visit Date: 5th February 2024

Submitted Documents/Plans

Application Form Dated 14/12/2023;
Supplementary Information – Planning Statement – Received 15/12/2023;
OS Plan – Received 03/01/2024;
Drawing Number DKM/9211/02 (Block Plan – Existing);
Drawing Number DKM/9211/03 (Block Plan – Proposed);
Drawing Number DKM/9211/04 (Floor Plans and Elevations – Existing); and
Drawing Number DKM/9211/05 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20010176	Erection of a replacement detached double garage.	Permitted	25.04.2001

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- 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

Consultations, Publicity and Representations

Consultees

GBC Highways

I have no highway objections; the site can readily accommodate the number of parked vehicles to comply with car parking guidance. However, with one additional bedroom there should be provision for the parking of one additional cycle to comply with the requirements of KCC SPG4 adopted by Gravesham of one cycle parking space per bedroom for residential houses.

Neighbouring properties

Eleven surrounding properties were consulted and neighbouring concerns were raised with the following:

- Impact on privacy and overlooking

This will be addressed within the neighbouring amenity section of the report.

Neighbours also raised concerns with

- Use of outside lighting.

This is not considered to be a material planning concern and will therefore not be considered within the following report.

The consultation period ended on 17th January 2024.

Officer's Analysis

Design, Character and Appearance

Cleat, 10A Hillside Drive is a semi-detached two storey property located on the Southern side of the highway. The property has off road parking for several cars and a detached double garage.



The application proposes the erection of a two-storey side extension and single storey rear extension extending the front dormer, erection of a rear dormer, erection of a ground floor porch to the front and alterations to fenestrations. A pre-application has not previously been submitted for the proposal.

Two storey side extension and single storey rear extension

The single storey rear extension would have a flat roof with a height of 3.3m and project 3.12m from the rear elevation. It proposes a width of 9.6m, spanning the part of the existing rear elevation and the proposed side extension. The application proposes 2 no windows to the rear elevation and a window and rear access door to the side elevation. The proposal would create space for a breakfast room and would be constructed with a rendered finish and white uPVC windows with Georgian bar to match existing.

The two-storey side extension would have a pitched roof with gable with an eaves height of 5.6m and a maximum height of 8.12m. The extension would project 4.89m from the flank elevation and measure 8.8m in length. The extension will create space for internal fenestration changes to include an extended open plan kitchen with larger utility area to the ground floor and additional bedroom with ensuite to the first floor. To the front elevation there will be an additional window at ground floor level and two additional windows to first floor level serving an ensuite. To the flank elevation there will be a side access door a window to the ground floor and a window serving the additional bedroom to the first floor. To the rear elevation there will be a window to the first floor with Juliette balcony, also serving the additional bedroom.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their*

surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

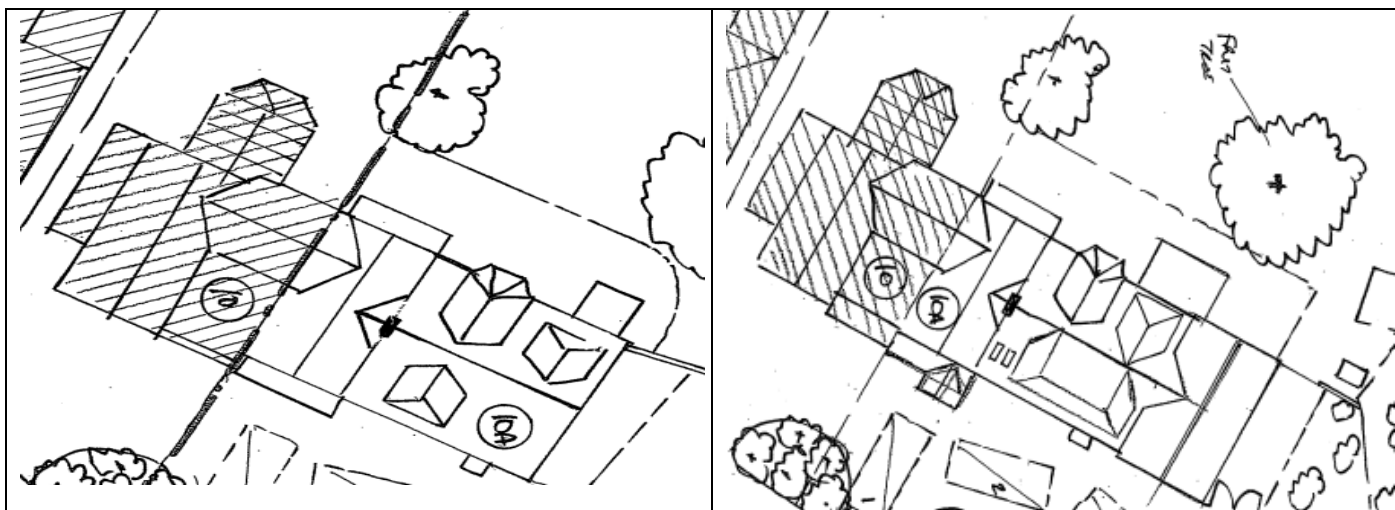
Whilst the principal of an extension to the rear of the property is acceptable as a sole development, when in addition to the two-storey side extension the scale of the proposal is considered undesirable:

Existing Front Elevation	Proposed Front Elevation
	
Existing Rear Elevation	Proposed Read Elevation
	

Whilst the proposal, from the front elevation, does mirror the existing gable design, it is excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling. As such it is not considered to subordinate to or to respect the original host dwelling.

Whilst it is noted that the host dwelling is set on a generous plot, surrounded by large properties, the application site is a semi-detached dwelling and is relatively well balanced with the adjoining property. The proposed side extension would disrupt this building form and would therefore be detrimental to the semi-detached dwellings and the wider street scene.

Semi Detached – Existing	Semi Detached – Proposed
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Overall, the two-storey side and single storey rear extension cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Extension of front and rear dormers

The application also proposes an extension of the dormer located to the front roof slope. The dormer will introduce an additional window to the front elevation and the dimensions of the dormer would increase as below:

Existing Dormer
Width – 2.4m
Height – 2.65m
Depth – 3.07m

Proposed Dormer
Width – 5.6m
Height – 3.09m
Depth – 4.30m

Whilst the dormer is set down from the roof ridge, the proposed flat roof element is not in keeping with the existing pitched roof gable to the front elevation:

Proposed Front Dormer



The application also proposes an extension of the dormer located to the rear roof slope. The dimensions of the dormer would increase as below:

Existing Dormer
Width – 2.03m

Proposed Dormer
Width – 2.96m

Height – 2.38m
Depth – 1.47

Height – 3.6m
Depth – 3.97m

Whilst the application does propose a large increase in the size of the dormer, it is not considered to overwhelm the roof slope, and will respect the original dwelling in terms of roof design.

Overall, if the Local Authority were minded to permit a future application for the extension of dormers to the front and rear roof slopes, the proposal would need to be sympathetic to the existing dwelling in terms of roof design and alignment.

Porch to main entrance

The application looks to replace the current open porch for an enclosed area. The proposed porch will have a width of 3.23m and a projection of 1m. It will be constructed with a pitched roof which measures a maximum height of 3.32m and an eaves height of 2.13m. The entrance door is located to the front elevation and will be constructed with a rendered finish.

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Overall, by virtue of the excessive scale, bulk and massing of the two-storey side and single storey rear extensions, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposal will increase the number of bedrooms at the property from four to five.

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements.

As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

Neighbours raised concerns with the impact the proposal may have in terms of privacy and overlooking.

The proposal includes the addition of windows to the front, flank and rear elevations at both ground and first floor levels. Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out that there should be a minimum distance of 21m from any habitable window to habitable window or private (rear) garden area.

Due to the large size of the application site and orientation of surrounding properties, all proposed windows are a sufficient distance from neighbouring windows and private amenity area.

Furthermore, the proposal is set far enough away from neighbouring properties to have no impact on over shadowing or loss of light.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

Overall, by virtue of the excessive scale, bulk and massing of the two-storey side and single storey rear extensions, the development constitutes overdevelopment of the site, resulting in a bulky, disproportionate, incongruous addition that is not sympathetic to the existing property or the wider street scene.

As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	7th February 2024	Dated:	9th February 2024