



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240189

**Location:** 92 Snelling Avenue Northfleet Gravesend Kent

**Description:** Erection of a rear single storey extension with roof light and a part first floor rear extension and removal of the chimney stacks and outbuilding.

**Applicant:** Mr Amandeep Singh

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form

92SA/A3/01 – Site Map, Existing GF and FF Plans

92SA/A3/02 – Existing Elevations

92SA/A3/03 – Proposed GF Plan

92SA/A3/04 – Proposed FF Plan

92SA/A3/05 – Proposed Front and Rear Elevations

92SA/A3/06 – Proposed Side Elevation

92SA/A3/07 – Proposed Side Elevation

92SA/A3/08 – Existing and Proposed Block Plans

92SA/A3/09 – Existing Outbuilding Plans

### Relevant Planning History

| Reference                | Description                                                                                                                                                                                                                                                                                               | Decision          | Decision Date |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| 20231085                 | Demolition of the rear outbuilding, erection of a single storey and part first floor rear extension and erection of a single storey front extension to form a front porch. Conversion of the loft space with rear dormer and hip to gable roof to form habitable rooms and removal of the chimney stacks. | Refused           | 19.12.2023    |
| 20170969                 | Creation of a vehicle access across a grass verge.                                                                                                                                                                                                                                                        | Permitted         | 21.11.2017    |
| TH/3/48/11<br>(19480992) | Outline permission for the erection of 12 houses as part of the New House Farm Estate development.                                                                                                                                                                                                        | Observations sent | 30.08.1948    |

### Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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

- 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);
- Householder Extensions/Alterations Design Guide (2021)

### **Consultations, Publicity and Representations**

#### Consultees

##### *Ward Councillors*

No comments received.

##### *GBC Highways Officer*

I have no highway objections; the number of bedrooms remains the same and the garage remains.

##### Neighbouring properties

A site notice was placed on 14.03.2024. 6no. surrounding properties were consulted and 0 comments were received from members of the public.

### **Officer's Analysis**

#### Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highways and Parking Provision.

It is noted that this application follows a recently refused planning application; ref 20231085, of a similar proposal. The reasons for refusal on this application were:

1. *The proposed development by reason of its cumulative scale, dominant features, and disbalancing*

*of the existing symmetry within the streetscene, would result in significant harm to the character of this area and would as a result fail to comply with the requirements of Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2023) in terms of design, character and appearance.*

- 2. The proposal fails to provide high quality amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).*
- 3. Adequate vehicle and cycle parking provision is not available contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.*

Given the similarity between that proposal and the one under consideration, a key assessment will be whether the changes made would overcome the previous reasons for refusal. The key changes include:

- Removal of rear dormer extension from scheme.
- Removal of hip to gable extension from scheme.
- Removal of front porch from scheme.
- Altered windows to the side elevation.
- Raised ridge height to first floor rear extension from 4.1m to 6.75m.

### Design, Character and Appearance

The previous proposal would have resulted in multiple external changes to the dwellinghouse. One of the main concerns for that scheme was the alteration to the front elevation and its impact on the streetscene. In this case, the proposed front elevation would remain unchanged from its existing appearance. Therefore, impact on the streetscene would be limited to none. However, although the rear alterations would not be visible from the streetscene, they should be appropriate in design; subservient to the main dwellinghouse, and reflective of the character and appearance of the wider urban residential setting.

In this instance, the removal of the hipped to gable roof extension, front alterations and the rear dormer extensions would result in a more simplified appearance to the building, removing the concern of a cluttered and overdeveloped appearance, which was previously raised. Whilst the roof height of the rear gable would be raised, it would enable the pitch of this part of the roof to follow that of the existing dwellinghouse, creating a more appropriate sense of reflectivity with the existing dwellinghouse. The windows to the side elevation would result in two first floor side facing windows, serving an ensuite and bathroom. This would not result in over-abundance of glazing on this side elevations. The proposed development would therefore overcome refusal reason 1 on the previous decision.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

### Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

As a result of the development the internal spaces would meet the minimum space requirements. However, the garden area to the rear would be 82m<sup>2</sup>. For a 4-bedroom house this should be 100m<sup>2</sup> minimum and so

this was an issue on the previous scheme which proposed 4 bedrooms. This scheme would provide 3 bedrooms within the property. For a 3 bedroom property the requirements would be 60m<sup>2</sup>.

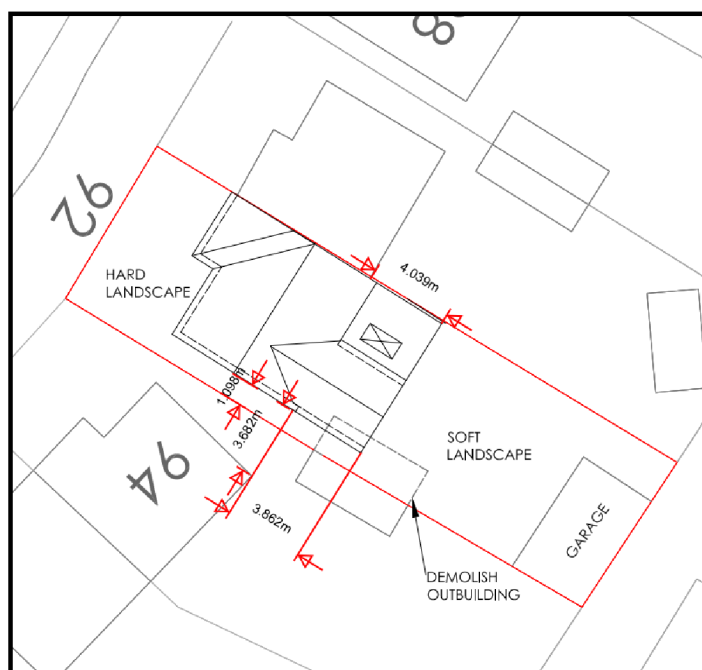
The proposal therefore would comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 135 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020). The scheme would overcome refusal reason 2 of the previous decision.

### Neighbouring Amenity

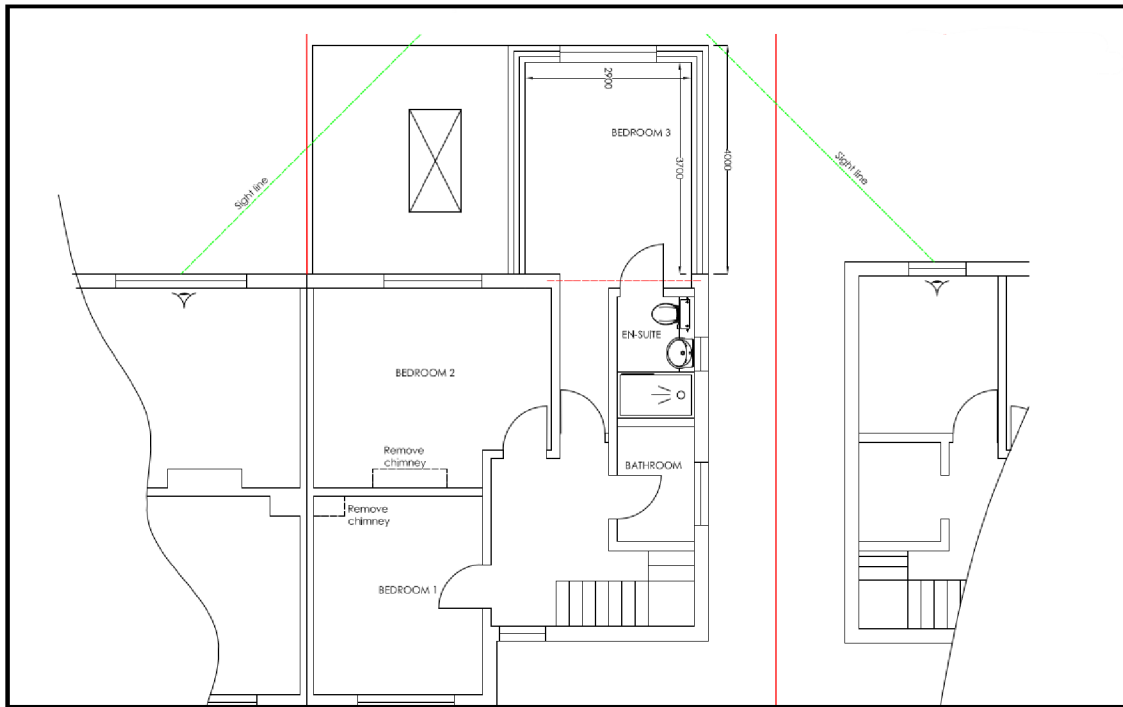
As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The below images shows that adjoining neighbour 90 Snelling Avenue is attached, and the addition would lie at the boundary, 4.039m deeper than this neighbour's rear elevation.

The distance from 94 Snelling Avenue at its largest points is 3.68m and the rear extension would extend by 3.86m from this neighbour's rear elevation. Given the distance of the hip to gable roof and first floor elevation from both neighbours, it would likely not result in significant overbearing bulk.



The following plan, shows the sight lines from neighbouring windows. These would not be impacted by the two storey elements of the development. There would therefore be no likely overshadowing of these openings.



There are side openings proposed in the first-floor side elevation serving the bathroom and an ensuite, which appears to be obscured in the plans. A condition would be included where approved to ensure the obscuration of these window.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014, subject to conditions.

#### Parking and Highway Safety

The existing garage on site would remain and no increase in bedrooms are proposed. Therefore, there would be no impact on the required parking provision for the site. The GBC Highways Officer has also raised no objections to the scheme. Refusal Reason 3 of the previous application would therefore be overcome by this proposal.

Adequate vehicle and cycle parking provision is therefore available contrary to paragraphs 110 to 113 of the National Planning Policy Framework (2023), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

#### **Conclusion & Recommendation**

All three refusal reasons on decision notice for planning application reference 20231085 have been overcome by the changes made in this application. The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lisa Fisher                                                                     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 25th April 2024                                                                     | <b>Dated:</b>       | 29 April 2024                                                                         |