

Delegated Report

Planning Application

Planning Application No:	20250566
Location:	3 Coutts Avenue, Shorne, Gravesend DA12 3HJ
Description:	Construction of single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.
Applicant:	Samuel Clayden

Submitted Documents/Plans

Application form
Drawing no. CA-001 rev P01 (location and block plan)
Drawing no. CA-002 rev P01 (existing plans)
Drawing no. CA-003 rev P01 (proposed plans)

Relevant Planning History

19881031	Erection of single storey side extension to form enlarged lounge and dining room.	Permitted	07.03.1989
19880544	Erection of single storey side extension to form an enlarged lounge and dining room.	Refused	14.09.1988
19580019	Erection of bungalow and garage	Permitted	05.02.1958

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 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 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

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);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The property is presently a detached bungalow, the first on the north side of Coutts Avenue. The plot is side adjacent on the west side to the gardens of 4 properties on Green Farm Lane, and the neighbouring property to the east is already a house. The attached garage has been converted to residential accommodation.

The proposal squares off the ground floor and adds a second floor with hip to gable extension. It is unclear if the ridge height is being raised.

The proposal increases the bulk of the property when viewed from the front/street, perhaps small barn hip ends could be considered to soften the appearance. The changes to the eaves line and porch at the front seem to result in an imbalanced appearance – the design of this aspect should be reviewed and improvements made.

Assorted windows are proposed at first floor level:

- Bathroom windows should only be openable above 2m height from the floor level and have permanently obscured glass.
- Velux windows should have a sill height of at least 2m from the floor level.
- The design includes a Juliet balcony, which could give rise to overlooking of private amenity areas of neighbouring dwellings.

The number of bedrooms is unchanged so there is no additional parking impact from at present.

Neighbouring properties

The application has been advertised by site notice and individual letters to nine neighbouring properties.

Three letters of objection have been received. Main concerns:

- There will be a change to the entire roof slope, an additional hip to gable, rooflights, dormer windows and Juliet balcony resulting in overlooking
- The property would no longer be a bungalow which would be out of character
- Open space and views of trees and skyline will be lost
- No soft landscaping proposed

Officer's Analysis

Proposal

This application seeks planning permission for the construction of a single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.

The infill extension will extend approx. 3.4m to the rear and will be 3m wide. It will be approx. 2.7m high with a flat roof. The roof will be changed from a hip to a gable and a pitched roof will be built over the existing rear flat roof. Rooflights will be added to the rear elevation and two dormer windows will be added to the front. These dormer windows will be approx. 2.5m wide, 3m deep and 2.3m high with pitched roofs. The porch will be moved to the centre of the front elevation and will have a pitched roof.

Internally the alterations will provide for an additional study, kitchen/diner and en-suite at ground floor and two bedrooms, en-suites and a dressing room at first floor.

Design, Character and Appearance

The application site is located within the urban area of Shorne village where the principle of development is acceptable. The properties are mostly detached or semi-detached dwellings. There are chalet bungalows and some two storey houses. There is no particular uniformity within the street scene and a mix of materials.

3 Coutts Avenue is a detached bungalow with a side and rear extension. It has a front garden which provides parking for approx. 2 cars and the remainder is laid to soft landscaping. To the rear is a garden laid to grass. The properties either side of the application site are two storey dwellings.

The proposed alterations will result in the property being approx. 0.4m higher than the existing situation however the width will remain the same. The change in roof design will add more bulk at first floor than the current hipped roof however there are other two storey dwellings within the vicinity including both neighbouring dwellings and therefore this will not appear out of character with the area. The street scene is mixed and therefore the proposed chalet bungalow appearance is not out of character with the area. There are other dormer windows visible in Coutts Avenue and therefore these will not appear out of character.

The finished materials are to be render with roof tiles and uPVC windows and doors. There are other properties that are finished in paint or render and therefore no objection is raised to this. The details regarding materials are scant and therefore a condition is recommended that materials are submitted prior to above ground works taking place.

The proposed extensions therefore accord with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Procedure note: The east and west elevations are labelled incorrectly on the plans i.e. east is west and visa versa.

Future Occupiers

The proposed extensions will still retain sufficient garden space that meets the adopted standards for future residents. The new habitable rooms will all contain sufficient outlook and daylight for future occupiers.

Neighbouring Amenity

Number 1 Coutts Avenue is situated to the west of the application site. This is a two storey dwelling with a detached garage adjacent to the site. The proposed extensions will be approx. 21m away from this property and therefore will have no detrimental impact in terms of loss of outlook, sunlight or daylight. No windows are proposed in the western flank of the extensions (save for the porch which is to the front and not a habitable room) and therefore there will be no overlooking. There is one rooflight facing west which appears to be high level to serve the master bedroom. In order to avoid perceived overlooking to this neighbour a condition is recommended that this is high level with a floor to cill height of at least 1.6m or non-opening and fitted with obscure glass.

Number 5 Coutts Avenue is located to the east of the application site. This property has no windows in the western flank. The proposed extensions will not project any further to the rear than this dwelling and therefore there will be no detrimental impact in terms of loss of outlook, sunlight or daylight from the proposals. One ground floor window is proposed in the eastern flank which will serve an en-suite. As this faces the wall of number 5 no concerns are raised with regards to overlooking. There is another high level rooflight in the eastern roof slope to serve the master bedroom. For the same reasons above a condition is recommended that this is high level with a floor to cill height of at least 1.6m or non-opening and fitted with obscure glass.

'Brimar' is located to the northwest of the application site. Due to the distances between no. 3 and this property of approx. 23m there will be no detrimental impact in terms of loss of outlook, sunlight or daylight from the proposals. For the same reasons above, and to avoid perceived overlooking, a condition is recommended that this is high level with a floor to cill height of at least 1.6m or non-opening and fitted with obscure glass.

Properties to the north are over 50m away and therefore exceed the privacy distances laid out in the adopted residential standards and no concerns are raised. It is noted concerns have been raised with regards to overlooking from the proposed Juliet balcony however, as this is a window as opposed to a balcony that can be sat on, the adopted privacy distances (21m) are the same and are met.

No. 8 Coutts Avenue to the south is approx. 24m away and also exceeds the adopted residential standards.

One objection received relates to loss of a view of trees and sky which is not a material planning consideration.

The proposed extensions therefore meet the adopted standards and accord with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Ecology and Biodiversity

The proposed extensions are, in the main, situated on top of existing built form and will not result in the significant loss of biodiversity and therefore no objection is raised in terms of policy CS12 of the Gravesham Core Strategy 2014.

Parking and Highways

The number of bedrooms is not increased by the proposals and the off road parking is to remain unchanged. Therefore no objection is raised on highways grounds.

Conclusion

The proposed extensions and alterations will have no detrimental impact on the character and appearance of the area, amenity, parking or highway safety and therefore accord with the above-mentioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	
Signed:		Signed:	
Dated:	29 July 2025	Dated:	