



Delegated Report

Householder Planning Application

Planning Application No: 20220276

Location: 9 Cygnet Gardens, Northfleet, Gravesend, Kent

Description: Erection of a two storey rear extension, front porch and a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.

Applicant: Mr Sergio Bonta

Site Visit Date: 12 July 2022

Submitted Documents/Plans

Application Form;
OS Plan;
Drawing BP (Existing Block Plan);
Drawing BP (Proposed Block Plan);
Drawing no. 01 (Existing Ground Floor Plan);
Drawing no. 02 (Existing First Floor Plan);
Drawing no. 03 (Existing Roof Plan);
Drawing no. 04 (Existing Elevations);
Drawing no. 05 (Proposed Ground Floor Plan);
Drawing no. 06 (Proposed First Floor Plan);
Drawing no. 07 (Proposed Loft Floor Plan);
Drawing no. 08 (Proposed Roof Plan);
Drawing no. 09 (Proposed Elevations); and
Drawing no. 10 (Sections).

Relevant Planning History

There is no planning history relating to the property.

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - 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

KCC Heritage have been consulted but due to the nature of the proposal their comments are not required.

Neighbouring properties

The application has been advertised by individual neighbour letters to 2 properties, and on site. The consultation periods expired on 28 June and 8 July 2022 respectively.

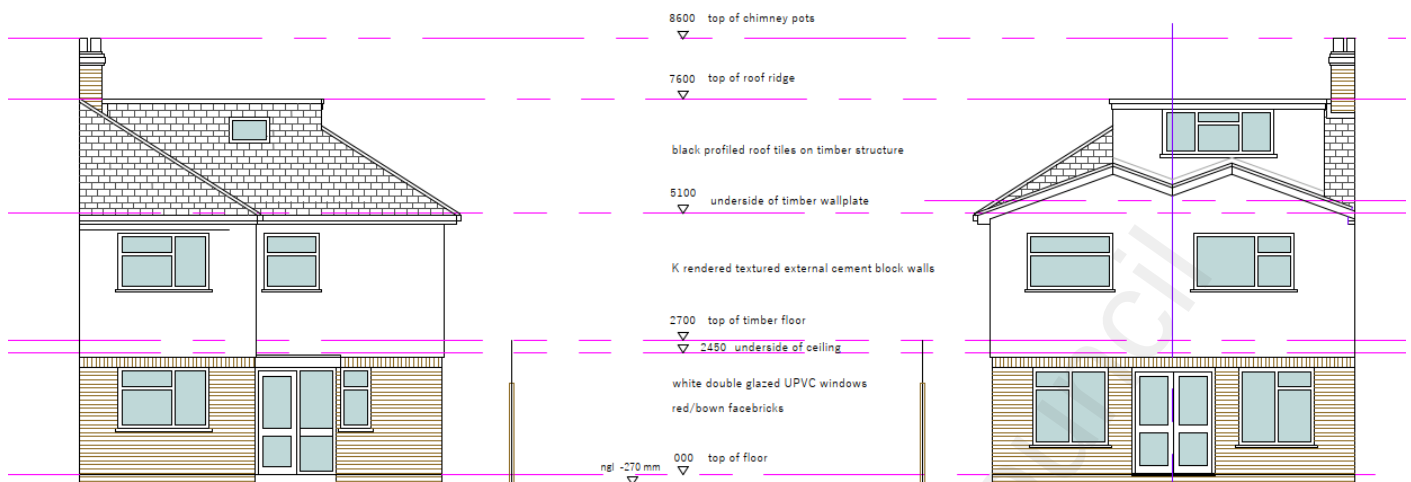
No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the erection of a two storey rear extension, front porch and a dormer extension in the rear roof slope and the conversion of the roof space into habitable rooms.



The submitted plans show a family room and dining room on the ground floor, two extended bedrooms on the first floor, and a bedroom, ensuite and storage space on the second floor.

The two storey rear extension will project approximately 2.3m to the rear across the width of the house. Part of the existing detached outbuilding would be removed to provide the space for this extension.

The rear extension would have a gable end, with a shallow double pitched roof. The rear dormer would sit above the roof over the two storey rear extension. The roof over the dormer would match the height of the existing ridge, which would be extended out slightly to the same width as the dormer.

There would also be a rooflight in the front and side roof slope.

The proposed porch would slightly enlarge the existing porch and would project no further forward than the foremost wall of the house. There are no concerns with this aspect of the proposal.

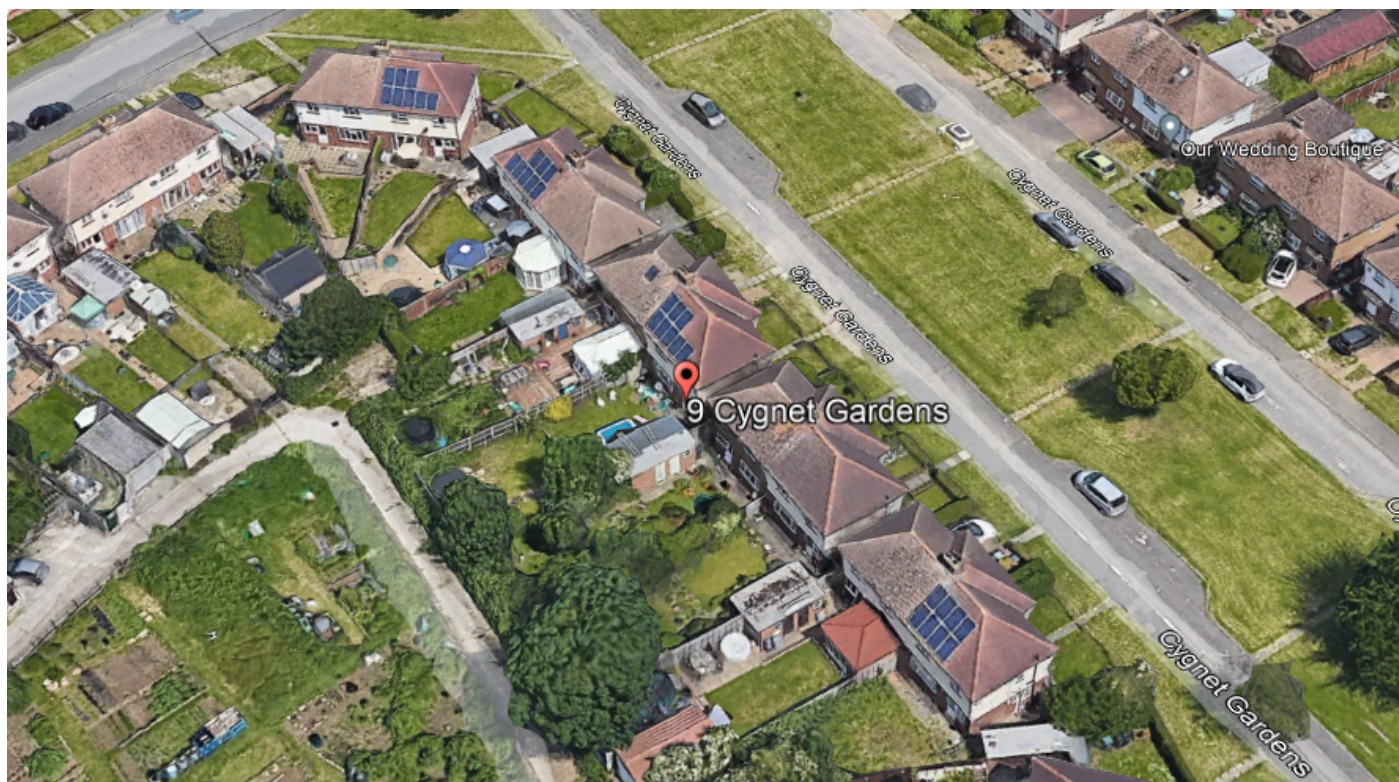
The application form states the materials will match the existing.

Design, Character and Appearance

Section 12 of the NPPF 2021 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 126 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site is within the urban boundary of Gravesend. The application property is a two storey semi-detached dwelling with a residential area. The property fronts onto open space and backs onto allotments. There is no off-street parking at the property.



The extent of additions proposed to the property are considered to be excessive and out of character with surrounding properties, which have generally only been extended in a modest manner with single storey rear extensions. The dormer extension and roof design in particular are particularly poor. The dormer would unbalance the symmetrical appearance of the pair of semi-detached properties with the introduction of an odd roof shape to the front of the house. The size of the dormer would overwhelm the roof slope, which is contrary to the Householder Extensions/Alterations design guidance (2021), particularly as the roof of the dormer would match the height of the main ridge; this should be lower than the existing ridge. The dormer window size and shape would also fail to match in with the shape and alignment of the main windows. Furthermore, the shallow double pitched roof and gable end extending above eaves level proposed over the two storey extension would not fit in with the hipped and pitched roof designs of the host and surrounding properties, and with the dormer sitting directly on top of the roof of the two storey extension, it would give the impression of a full three storey extension at the rear, and would make the property appear particularly top heavy.

The proposal is considered to comprise inappropriate rear additions in terms of their size and poor design, and would be out of keeping with the character and appearance of the existing dwelling and its neighbouring counterparts. The proposal would therefore fail to comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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.

Future Occupiers

In terms of additional living accommodation, the proposal will add one bedroom to the application property, taking it up to 4 bedrooms. Garden space around the property will be affected by the two storey rear extension but would remain in excess of the recommended 100m² for a 4 bedroom property. There is

therefore no conflict with Policy CS19 of the Core Strategy 2014, or the standards set out in the NDSS 2015 and SPG2 in respect of the accommodation standards and retained garden for future occupants of the dwelling.

Neighbouring Properties

Due to the proposal including a two storey rear extension, it is important to ensure there will be no overshadowing to neighbouring properties. Neither of the immediate neighbouring properties have been extended.

The proposed rear extension would only project 2.3m to the rear, and would therefore maintain acceptable light and outlook for neighbouring properties. This is also helped by the south-western orientation of the rear garden. On this basis, there would not be considered to be any significant overshadowing or loss of light or outlook caused to the neighbouring properties from the proposed rear extensions.

There would also be no windows that would cause any loss of privacy over and above what would be expected in a built-up residential area. The only new flank window will be a velux within the main roof slope, which will serve the stairs to the loft bedroom. It would, however, be worth conditioning no additional windows in the flank walls of the two storey rear extension to avoid any direct overlooking of neighbours in any forthcoming planning permission.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight. As such, the proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

There would be an additional bedroom at the property as a result of the proposal, and therefore the parking requirement would increase from 2 to 3 spaces. However, this is a maximum requirement. The property has no existing parking space; it is one of many of the houses on the road that rely on on-street parking. The site is in a sustainable location and there have been no objections relating to parking in the area. It is therefore considered that there would be no significant adverse parking or highways impact from the increase in the number of bedrooms at the property. The proposal would therefore comply with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion and Recommendation

The size and extent of rear additions proposed to the property, particularly in relation to the height of the rear dormer, the increase in the extent of the main ridge, and the roof over the two storey extension, are poorly designed, inappropriate additions that would be out of keeping with the character and appearance of the existing dwelling and its neighbouring counterparts. The proposal would therefore fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

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

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	1 st August 2022	Dated:	01 August 2022