



Delegated Report

Full Planning Application

Planning Application No: 20231210

Location: 12 Brenchley Avenue, Gravesend, Kent, DA11 7RQ

Description: Demolition of existing dwelling house and erection of a 4 bedroom dwelling house.

Applicant: Mr Kuldeep Singh Kandola

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Drawing no. KK/01 (Site Location Plan)

Drawing no. KK/02 (Existing and Proposed Site Block Plans)

Drawing no. KK/03 (Existing Plans)

Drawing no. KK/04 (Existing Elevations)

Drawing no. KK/05 (Proposed Ground Floor Plan)

Drawing no. KK/06 (Proposed First Floor Plan)

Drawing no. KK/07 (Proposed Front Elevation)

Drawing no. KK/08 (Proposed Side Elevation Facing No. 10 Brenchley Avenue)

Drawing no. KK/09 (Proposed Rear Elevation)

Drawing no. KK/10 (Proposed Side Elevation facing No. 14 Brenchley Avenue)

Relevant Planning History

Reference	Description	Decision	Decision Date
20010469	Erection of first floor rear extension to form enlarged bedroom with en-suite shower room/w.c.	Permitted	26.07.2001

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
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (June 2020)
- Technical Housing Standards – nationally described space standard (2015)
- SPG4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

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.

Consultations, Publicity and Representations

External Consultations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, where an existing dwelling will be replaced and at this particular location, would be likely to have a significant below-ground archaeological impact and have no further comments to make in this case.

Internal Consultations

GBC Environmental Protection

No objection. A watching brief condition and informatives on the code of practice on construction and demolition, lighting and smoke control are recommended.

GBC Highways

The applicant needs to provide a car parking plan; at this stage a condition should suffice given the size of the front garden. Two parking spaces are required with direct access to the highway. In addition, with an additional bedroom a cycle parking space is required to comply with the requirements of KCC SPG4.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 7 properties. The overall consultation period expired on 28 December 2023.

Three letters of objection were received, two from the same neighbour. The objections are as follows:

- The current boundary between Nos. 12 and 14 does not make up the actual boundary line.
- There is a single storey element at No. 14 that extends up to the boundary and the wall on the boundary

contains an extractor fan that should not be compromised. There is also a boiler vent at first floor level.

- Building the replacement property up to the boundary would restrict light to No. 14 and encourage damp as there would be no access to be able to maintain the buildings.
- A gap should be left between the flank wall of the replacement building and the boundary with No. 14.
- Excessive and lengthy building work already taken place on the road. This has been disruptive, with too much mess, dirt, dust, deliveries etc. The current proposal will mean further disruption and chaos.
- These projects are purely for financial gain rather than a true need to have a larger property for family reasons.

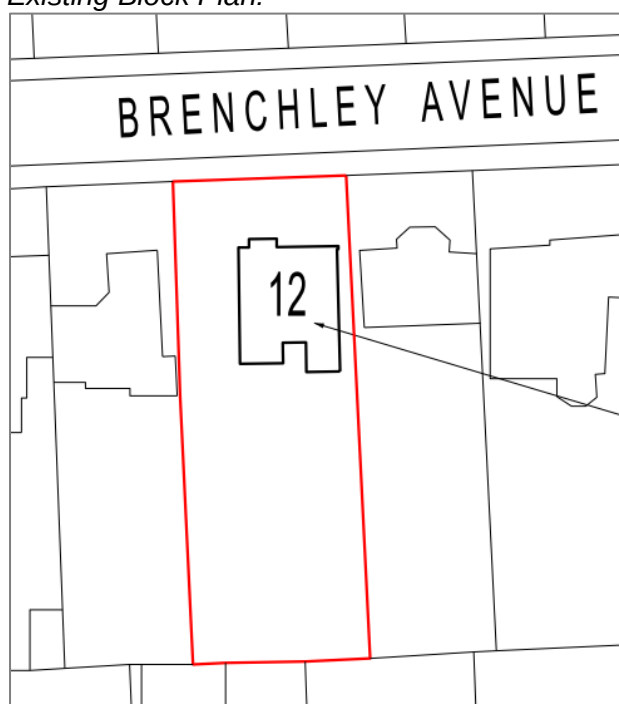
Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

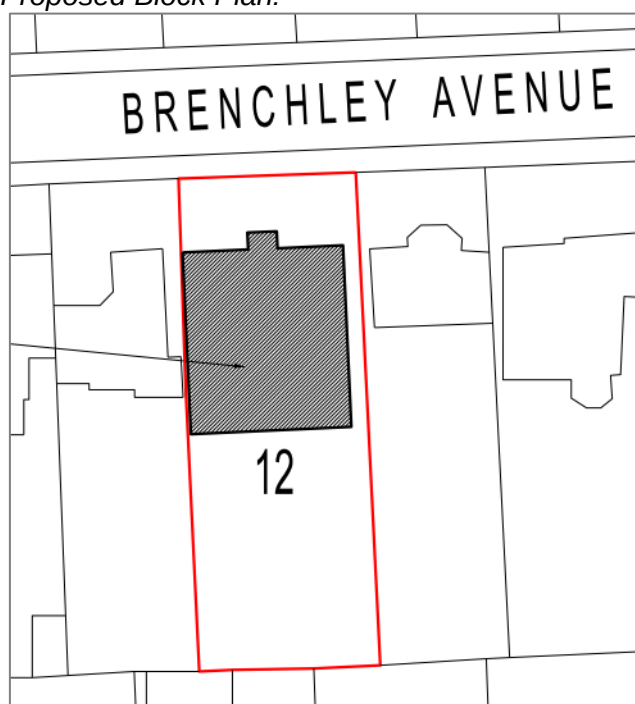
Proposal

This application seeks permission for the demolition of the existing dwelling house and the erection of a 4 bedroom dwelling house.

Existing Block Plan:



Proposed Block Plan:



The dwelling will be two storeys with gable ends and a central, 1.4m forward-projecting front gable for a double height porch. The building would extend across much of the width of the plot; it would be constructed up to the boundary with No. 14 and set in by approximately 1m from No. 10. The total depth of the property would be approximately 16m. This depth means that the central part of the roof would be flat.

On the ground floor the property would comprise a central hall, with a living room off to one side and a lounge, study, shower room and utility off to the other side. An open plan kitchen and family room would extend across the back of the house. On the first floor, there would be 4 bedrooms (3 with ensembles), a bathroom and a further study. Full height windows with French doors and Juliet balconies would serve the two bedrooms at the rear, and both of these bedrooms would also have windows to the flank elevations. The study would also have a window on the flank elevation. All of these first floor flank windows are noted as having obscure glass.

The building would be painted render with grey concrete smooth roof tiles, and white double glazed upvc doors and windows.

Principle of Development

At the heart of the NPPF 2023 there is a presumption in favour of sustainable development (paragraph 11), which for decision-taking means that planning permission for applications involving the provision of housing should be granted, unless, in line with the requirements of paragraph 11(d):

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In this case, the application site is not protected or of particular importance. It is defined on the Policies Map of the Gravesham Local Plan Core Strategy 2014 as lying within the urban boundary of Gravesend. Policy CS02 of the Core Strategy 2014 states that development is prioritised in the urban area as a sustainable location for development. In light of this, there is no objection to the broad principle of residential development on this site, subject to the proposal being appropriate in terms of other planning issues; in this case the design of the proposal and the impact on the character and appearance of the surrounding area, residential amenities, and parking and highway safety.

Design, Character and Appearance

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 123), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF 2023. Relevant to this proposal, paragraph 128 of the NPPF states that development that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

Consideration of the character of the area is a continuous thread throughout the planning policies relevant to this case. Policy CS14 of the Core Strategy 2014 sets out that new housing development is expected to provide a range of dwelling types and sizes, taking into account the existing character of the area.

Section 12 of the NPPF 2023 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is stated to be a key aspect of sustainable development; it creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 of the NPPF 2023 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 existing property is a traditional two storey, 3 bedroom house with a single storey side addition and a forward projecting bay window to the front. It has a good size garden and space around the building.

Google Earth Front and Rear Aerial Images:



Current Google Earth Street View Images



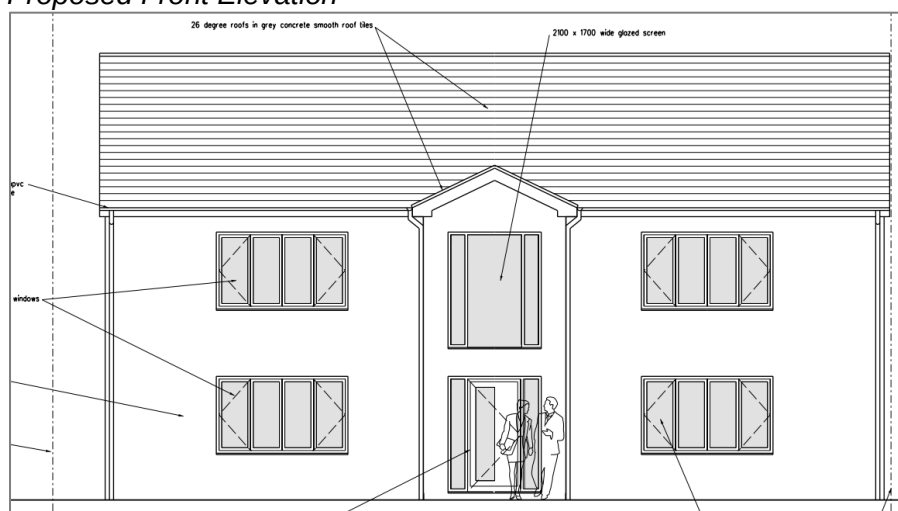
The age and style of properties along the road is mixed, with bungalows, chalets, and two storey dwellings. Despite the differences, there is a fairly uniform palette of materials across the properties (largely render and red brick walls and red roofs) and similarities in features, such as hipped roofs and projecting bay windows. Many of the surrounding properties incorporate different materials to add character to their appearance, with brick detailing/design to windows and doors, and render, brick or tile hanging to bay

windows or first floors.

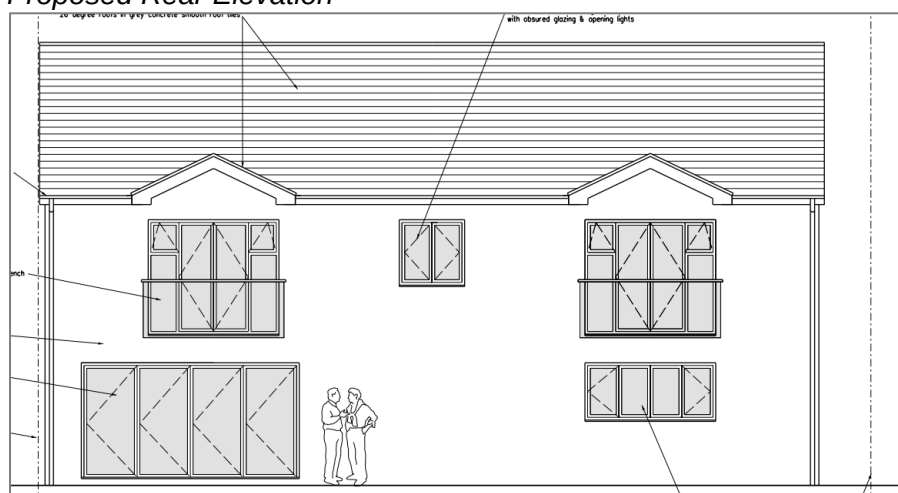
In this case, the size, bulk, scale and massing of the proposed dwelling is considered to be out of character with the area. The dwelling would be excessively and unacceptably larger than the current dwelling on the plot, and indeed compared to surrounding dwellings. It is recognised that some of the surrounding properties extend up to their boundaries, but this is generally not on both sides at two full storeys; gaps are largely maintained between the buildings where there are either single storey or subservient and set back side additions. This proposal will involve a full two storey square dwelling extending across most of the width of the plot (less only a token 1m), with no relief at roof height with the proposed gable ends. The design takes no consideration of the smaller scale chalet bungalow immediately adjacent at No. 14.

The excessive bulk and depth of the building would be apparent as No. 14 is a chalet bungalow; this will allow a clear view of the poor design of the roof in particular, which would have an insupportable large expanse of flat roof. Furthermore, whilst painted render and grey roof tiles are present in the road, in this case, the proposed materials and lack of detailing would further add to the incongruous nature of the building. Overall, the design of the dwelling will create an austere block of a house in this area of modest, traditional family-sized dwellings.

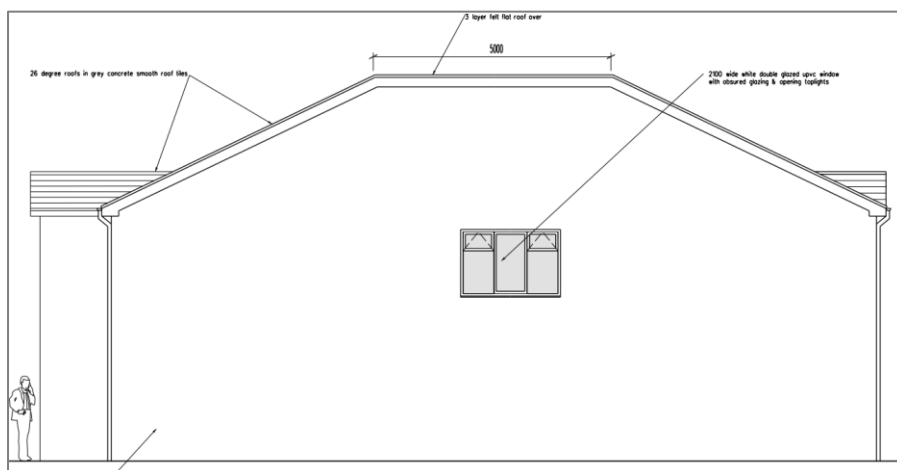
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



The existing property would appear to offer a good possibility for extension/s to create a decent-sized family home that would be much more in keeping with the character and appearance of the properties on the road. This opportunity has sadly been missed with the submission of this proposal.

Residential Amenity

The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). 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

The proposed dwelling would result in a floorspace of approximately 418m². There would be four bedrooms.

In the Nationally Described Space Standard (NDSS) 2015 a 4 bedroom, 8 person dwelling requires a minimum gross internal floor area (GIFA) of 124m². The 418m² GIFA area for the proposed dwelling therefore exceeds the minimum required space standard by more than three times. On this basis, whilst the size of accommodation would be acceptable for future occupiers to live in independently on a long-term basis, it can be seen that it is significantly larger than the average size of a four bedroom property.

The proposed dwelling layout would allow for adequate natural light to all habitable rooms. However, the outlook and light for the first floor windows serving the rear bedrooms and a study would not be ideal given that they will face on to the flank walls of the neighbouring dwellings and windows at very close proximity, particularly towards No. 14 only approximately 1m away. However, it is recognised that these windows are secondary bedroom and non-habitable study windows and are noted to be obscure glazed, and whilst not ideal, this would not render the proposal unacceptable in terms of amenity impact.

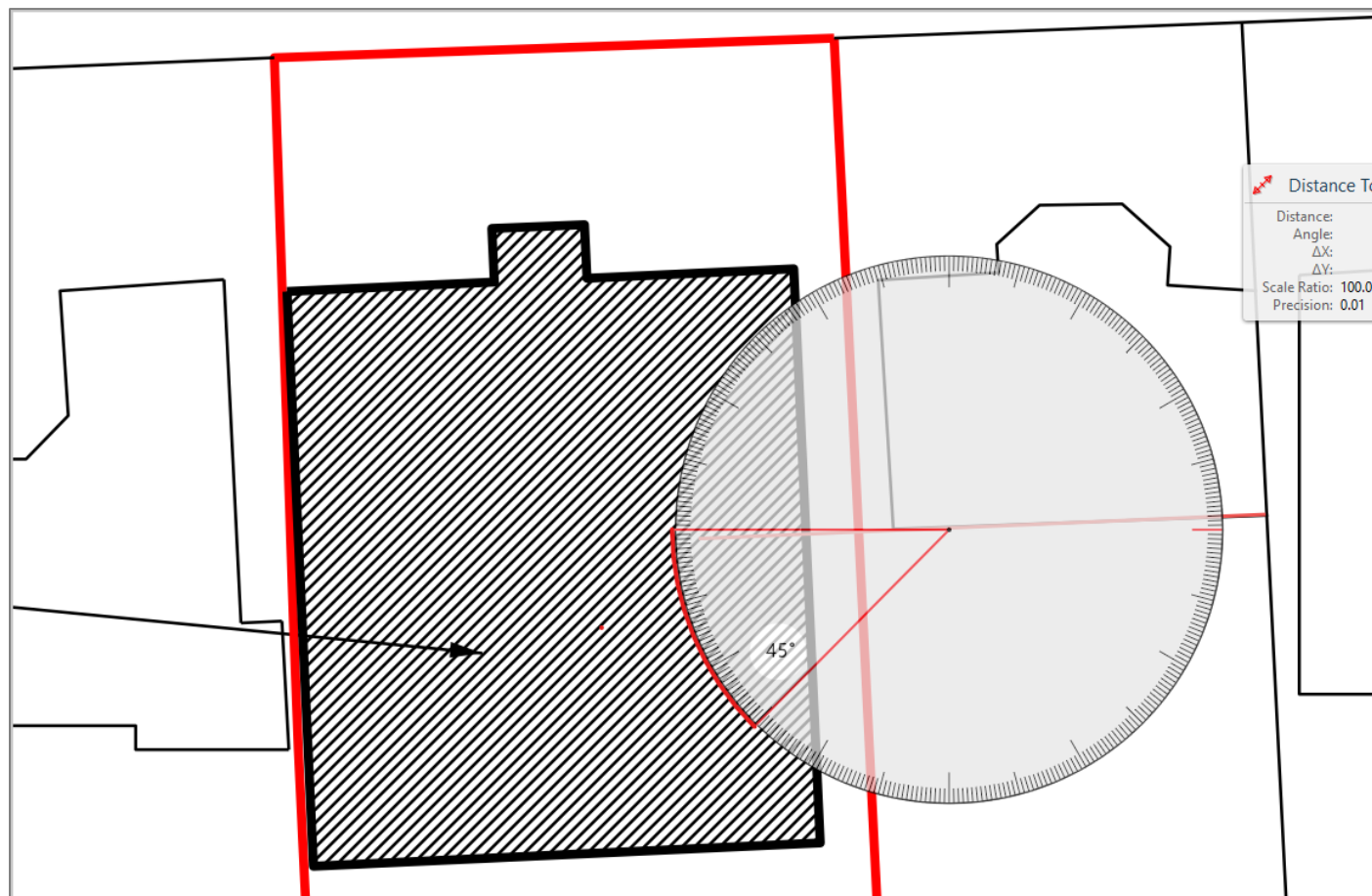
The proposed outside space amounts to some 325m², and therefore well exceeds the minimum 100m² garden space required for four bedroom properties under the Council's Residential Layout Guidance.

The proposal is therefore acceptable in terms of occupier amenity and would comply with the requirements of SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 in respect of providing a high standard of amenity and living conditions for future occupants.

Neighbouring Properties

The main properties that would be affected by the proposal would be Nos. 10 and 14 Brenchley Avenue.

No. 10 is a 2 storey dwelling with a single storey garage to one side. It is set away from the boundary with No. 12 by approximately 1m. The proposed house will be a dominant addition so close to this neighbour with two storeys extending back approximately 8.7m beyond the main rear wall of No. 10, and within 2m of its flank. The building would be clearly within a 45 degree sight line of the closest rear habitable room windows of No. 10 and would therefore adversely affect the outlook of and light to this property:



With regards to No. 14, the proposed dwelling would extend right up to the shared boundary on this side. No. 14 is set in slightly from its own boundary by only approximately 1m. There are windows to the flank of No. 14, serving a breakfast room, WC and lounge (secondary windows) on the ground floor and a bathroom and stairway to the first floor. Whilst these are not all habitable rooms, there is likely to be a sense of enclosure, loss of light and privacy felt from within these rooms by the occupants of No. 14 from the presence of a dominant new two storey gable end wall and windows right on the boundary on this side. The proposed building would extend less far back from the main rear wall of No. 14 compared to No. 10 (by approximately 7m), but as the main rear habitable room windows for this property are positioned further away from the boundary (including a central first floor bedroom window and ground floor lounge patio doors), the 45 degree sight line would not be breached, and outlook here would not be as adversely affected. Nevertheless, the impact to the side is considered to have enough of a significant effect on the amenity of No. 10 to warrant serious concern.

Overall, it is considered the proposal would have an unacceptable impact on neighbouring properties in terms of a sense of enclosure and loss of outlook, privacy, and light. As such, the proposal fails to comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

Whilst no car parking plan has been provided, given the size of the front garden, the requisite two car parking spaces with direct access to the highway can be satisfactorily accommodated (this should be conditioned). In addition, with an additional bedroom to be provided within the proposed dwelling at the site,

a cycle parking space would be required, and can be adequately accommodated, to comply with the requirements of KCC SPG4.

As the proposal involves a replacement dwelling, there would not be an adverse impact on parking and highway safety from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion and Recommendation

In this case, whilst a proposal for a replacement dwelling may be acceptable in principle, the poor design of this proposal and resultant adverse impact on neighbouring amenities would fail to comply with planning policy. The application is therefore recommended for refusal on the following grounds:

1. The excessive size, bulk and scale of the proposed dwelling, with a particularly poor flat roof design and elevations lacking any detail, is considered to be unsympathetic to and out of character with the neighbouring buildings and the wider surrounding area. The proposal therefore fails to comply with the requirements of Paragraphs 123, 128, 131 and 135 of the National Planning Policy Framework 2023 and Policies CS14 and CS19 of the Gravesham Local Plan Core Strategy 2014.
2. The excessive size, bulk and scale of the proposed dwelling in such close proximity to neighbouring properties either side would have a dominant effect on them, adversely affecting the outlook and light to the rear that No. 10 would reasonably expect to be able to enjoy, and creating a sense of enclosure, loss of light and privacy to No. 14. The proposal therefore fails to comply with the requirements of Paragraph 135 of the National Planning Policy Framework 2023 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

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

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	26th February 2024	Dated:	27th September 2024