

Delegated Report

Householder Planning Application

Planning Application No: 20241081

Location: 42 Cricketers Drive Meopham Gravesend Kent

Description: Demolition of existing rear garage and conservatory. Erection of single storey side and rear wrap around extension, hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof into habitable rooms.

Applicant: Mr Krzysztof Twardy

Site Visit Date: 20.01.2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: CD42-01 (Existing Elevations and Block Plan)
- Drawing No: CD42-02 (Existing Floor Plans)
- Drawing No: CD42-03 (Proposed Elevations and Block Plan)
- Drawing No: CD42-0 (Proposed Plans)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the

National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 10 surrounding properties. The consultation period expired on 27.12.2024 and 5 comments were received.

The main points raised in the objecting comments were:

- The extension is out of scale
- It will cause a tunnel effect to my property
- Development is out of character with Cricketers Drive
- Will reduce on road parking
- Dormer size is excessive and out of character
- Extensions will result in loss of privacy and restrict light to a neighbouring property
- Juliet balcony will overlook neighbouring gardens
- Large skylight in garage indicates the use of garage will likely be as additional living space resulting in non compliance with an existing covenant on the estate
- Resultant drive will be very short and cause obstructions to pedestrians
- Long wall on common boundary will create a long blank façade impacting neighbouring property
- Sleepers based rear boundary wall has been replaced with a concrete retaining wall
- When viewed from the field to the rear of the property, or the properties on Pitfield Drive along the south-western side of the field, the imposing planned extension and dormer will be superimposed on this industrial-looking reinforced concrete retaining wall and will present as a huge, overbearing block-like structure that is entirely unsuited to this area.
- The overdevelopment of properties in Cricketers Drive has led to unacceptable parking problems
- Increased street parking has made access for delivery and emergency vehicles problematic
- The in fill of driveways in the road has changed the feel of the 1960 open plan design
- With no access from the front to back of the properties there is increased bins and refuse left in the front of the properties
- footprint would be larger than that of the existing dwelling, representing an overly large addition which would fail to appear suitably subservient
- The proposal would have significant in depth and width, extending across the entire width of the

plot, past the property's side elevation

Analysis

Proposal

The proposal seeks to demolish an existing garage and rear conservatory and erect an 'L' shaped wrap around extension at ground floor level which will wrap around the flank and rear elevation. A hip to gable enlargement, erection of a rear dormer within insertion of roof lights in the front elevation and conversion of the loft into habitable rooms.

Existing



EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

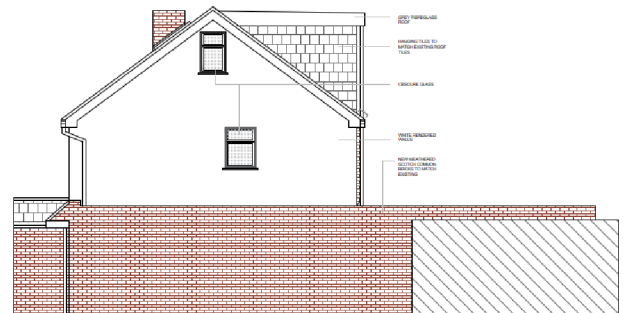
Proposed



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



Character and Appearance

The application site is a two storey semi detached dwelling situated within a rural settlement that is inset from the greenbelt. The site is within the Parish of Meopham and a designated landscape character area. 42 Cricketers Drive is located towards the end of the Cul de sac and has a driveway which leads to the previously demolished garage.



The adjoining semi is gable fronted and the application site has a hipped roof form, there is an example of a property which has carried out a hip to gable enlargement, under reference 19880463 at No.29 Cricketers Drive.



Such an alteration can be carried out under permitted development under specific conditions and so this element of the proposal would not be deemed unacceptable, nor harmful to the character and appearance of the wider streetscene as such development has already been established, furthermore as the semi is not symmetrical there is no concern regarding a potential unbalancing effect. The introduction of rooflights in the front roof slope would equally not harm the character of the area as a roof light can also constitute permitted development subject to it complying with the rules of the General Permitted Development Order 2015.

The proposed rear dormer is deemed to be an unacceptable and harmful addition. The dormer width exceeds that of the original roof slope which further exacerbates its boxy and bulky appearance by virtue of enabled a larger scale of development. The dormer lacks subservience and overwhelms the roof space resulting in the rear elevation of the property having a similar appearance to a block of flats.

Section 10.8 of the Council adopted design guidance states (in relation to dormers):

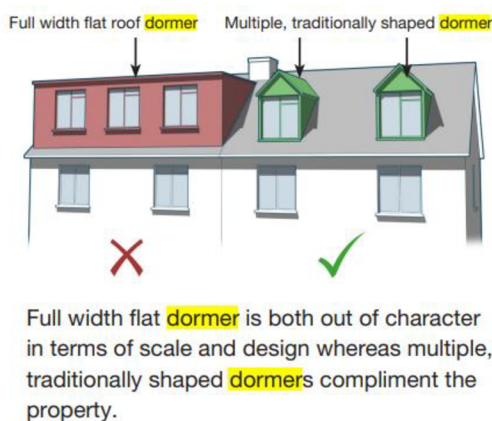
Massing: Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.

Whilst the dormer is set within the roof and is set away from the eaves and below the ridge, it clearly

overwhelms the roofspace as seen below.



A further extract from the design guidance demonstrates that full width dormers are out of character in both width and scale. Whilst the dormer is set away from the edges, it exceeds the width of the “original” roof thus resulting in a harmful addition. The dormer will also result in misaligned fenestration which is contrary to the adopted design guidance.

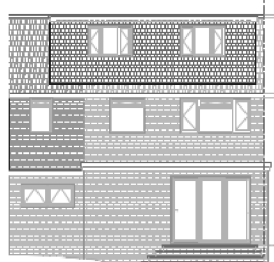


A similar proposal for a hip to gable enlargement and rear dormer (ref 20220611) was refused and subsequently appealed under reference APP/K2230/D/22/3307613.

The Planning Inspector stated:

“The loft conversion would include the formation of a flat-roof dormer window in the rear roofslope of the dwelling. Notwithstanding my reasoning in respect of the first floor side extension, I am of the view that this large, unbroken feature would appear boxy and bulky, and being flush with the ridge line would lack subservience. Moreover, the fenestration to the rear elevation is misaligned, with the openings offset in relation to those in the floor below. The dormer window would be clearly visible from the private amenity spaces of surrounding houses, dominating the upper level of the main house, and having an intrusive effect by virtue of the scale and extent across the roof of the building.”

Below is an extract from the proposed plans under reference 20220611



The next element of the proposal is for the erection of an “L” shaped wrap around extension at ground floor level. In order to enable this development, the garage required demolition, it was noted during an officer site visit that the garage has already been demolished.



A single storey side extension in some instances can be constructed under permitted development rules, in this instance the proposed extension will project past the original rear elevation of the property and will be adjoined to the 5.3m single storey rear extension. The adopted design guidance states that extensions should not dominate the original property and should be of an appropriate scale.

The footprint of the original dwelling as built was 44.06sqm, the footprint post development will be 102sqm which is more than double that of the original dwelling. This represents an out of scale development which overwhelms the original dwelling. Whilst it is acknowledged that a single storey side extension and a single storey rear extension may be carried out under permitted development, the extensions in this instance are conjoined and thus result in a significant level of unbroken bulk being added to the property.

The adopted design guidance states:

“Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties, as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity”

The proposed site for the single storey side extension is situated within a shared access way and will be constructed on the common boundary. The side extension may impact the neighbouring properties’ use of their garage, as it is acknowledged that modern day cars are wider than their previous counterparts and this can impact the neighbouring properties ability to access their garage. However this would be more of a civil matters especially when considering that such an extension can be built without the benefit of planning permission.

It is also noted that there is a proposed roof light to serve the garage and this does therefore raise concerns relating to its proposed use, therefore should permission be forthcoming then this would be conditioned to ensure it is retained for the purpose of vehicular parking only.

The proposed dormer extension overwhelms the roofspace results in a bulky and incongruous addition to the rear elevation of the dwelling. The proposed L Shaped wrap around extension is harmful by virtue of its scale and bulk and lacks subservience to the original dwelling. The proposal is therefore contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Para 135 of the NPPF 2024.

Amenity of Future Occupiers

The proposal shows the property as having 3 bedrooms post development, the requirements of SPG2 – Residential Layout Guidelines requires a minimum gardens space of 60sqm with a minimum depth of 10m, in this instance the garden space will equate to 77sqm with a minimum depth of some 9.8m. Whilst this is marginally below the preferred standard, it would not be balanced to refused the entire scheme on this basis.

The proposed bedrooms are compliant with the Nationally Described space Standards 2015 and will have access to adequate light and outlook.

The proposal adequately safeguards future occupant amenity and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The application site forms part of the adjoining semi with No. 44 Cricketers Drive and is also next to 40 Cricketers Drive which shares the common boundary for the proposed side extension.

No 44 Cricketers Drive could potentially be impacted by the single storey rear extension. A 3m single storey rear extension could be built under permitted development, the proposed is 2m deeper and is not likely to cause anymore harm than that of a 3m extension as it is not excessive in terms of height. There are no concerns relating to privacy as there are no windows proposed in the flank elevation.

The proposed side and rear extensions will be built along the common boundary shared with No.40 Cricketers Drive. It is noted that there is an existing garage along this common boundary and there is a door serving a kitchen in the flank elevation. It is noted that the kitchen is also served by a window in the rear elevation. The proposed side extension would not result in any detrimental loss of light or outlook when considering the siting of the existing garage and the location of the window which serves the kitchen.

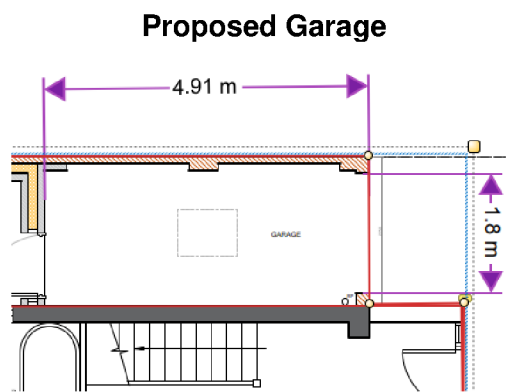
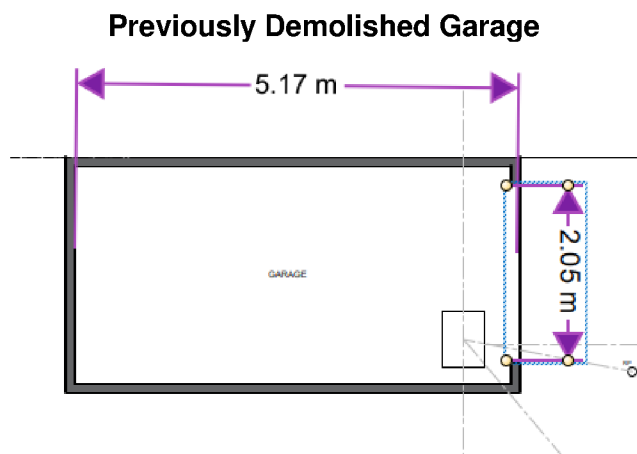
There are no windows proposed in the flank elevation of the extension and so there are no concerns relating to privacy issues.

The proposed dormer includes a Juliet balcony which will increase a sense of perceived overlooking from neighbouring gardens. The size of the windows are considered inappropriate and excessive which increases the perception of surveillance into private amenity space.

The proposed Juliet Balcony would result in unacceptable levels of both direct and perceived overlooking into the private amenity spaces of 40 and 44 Cricketers Drive and would be harmful to the amenities of the existing and future occupiers of these properties, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to SPG2 Residential Layout Guidelines (2020), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy Framework (2024), which requires new development safeguard the amenity of neighbouring properties

Parking and Highways

The proposed development will replace the previously demolished garage with a new garage. Below are the dimensions of the previous and proposed garages.



Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The proposed garage internally is a minimum of 4.9m by 1.8m.

The proposed garage is significantly smaller than the demolished garage and given its very modest depth, would not be fit for purpose necessarily to accommodate a car and would therefore not probably be used other than for domestic storage.



The resultant driveway depth would be 7.6m and will be able to accommodate one vehicle. There is also ample frontage to the property to accommodate an additional vehicle and so on balance a refusal on this basis would not be appropriate and so the the proposal is considered to comply with CS19 Local Plan Core Strategy 2014.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

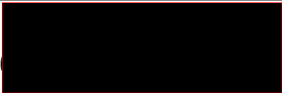
Conclusion & Recommendation

The proposal is recommended for refusal owing to the below grounds:

The proposed dormer extension overwhelms the roofspace results in a bulky and incongruous addition to the rear elevation of the dwelling. The proposed L Shaped wrap around extension is harmful by virtue of its scale and bulk and lacks subservience to the original dwelling. The proposal is therefore contrary to Policy CS19 of the Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance and Para 135 of the NPPF 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	21.01.2025	Dated:	21 st January 2025