



Delegated Report

Householder Planning Application

Planning Application No: 20231295

Location: 12 Pepper Hill Northfleet Gravesend Kent

Description: Demolition of existing garage and erection of two storey side and rear extension.

Applicant: Mr Jack Clarke

Site Visit Date: 24 May 2022 for previous planning application ref. 20220254

Submitted Documents/Plans

- Application form;
- Site Location Plan;
- Drawing no. 002 – Existing Floor Plans & Section;
- Drawing no. 003 – Existing Elevations;
- Drawing no. 004 Rev. D – Proposed Floor Plans & Section;
- Drawing no. 005 Rev. E – Proposed Elevations;
- Drawing no. 006 Rev. A – Existing Block Plan; and
- Drawing no. 007 Rev. B - Proposed Block Plan.

Superseded

- ~~Drawing no. 005 Rev. D – Proposed Elevations;~~

The elevation drawing has been superseded as the originally submitted plans showed a part pitched, part flat roof for the extension which as previous advised is not respectful to the roof form of the host dwelling. The applicant was therefore asked to alter this to a pitched roof which has been done.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221216	Demolition of existing garage and construction of double storey side and rear extension	Refused	16.02.2023
20220254	Demolition of existing garage and construction of two storey side and rear extension	Withdrawn	10.10.2022
20130696	Erection of single storey front extension to form a shower room/wc.	Permitted	23.09.2013
19740411	Erection of two storey extension at rear for lounge and bedroom	Permitted	07.10.1974

The applicant did submit a pre-application enquiry prior to submitting this planning application.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- 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).

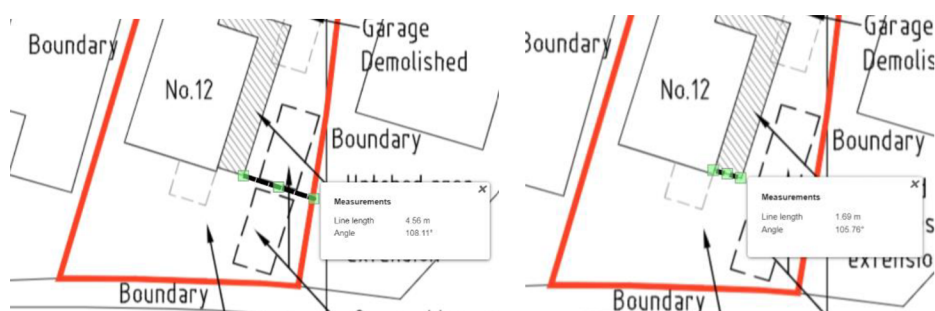
Consultations, Publicity and Representations

Consultees

GBC Highways Officer

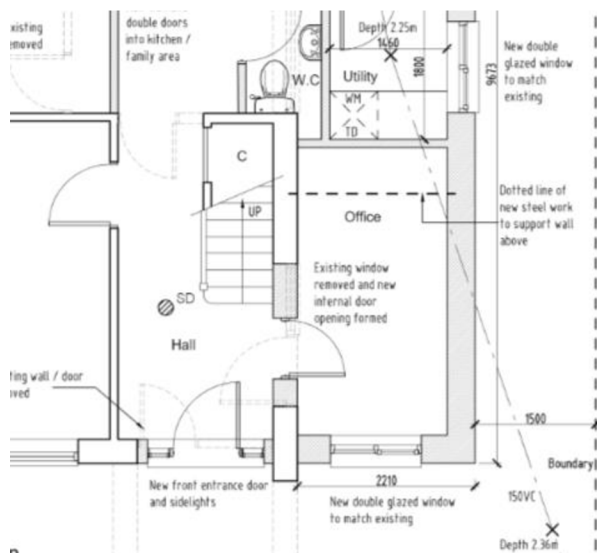
The applicant needs to submit revised drawings that are consistent.

The Block Plan shows a car parked adjacent to the flank wall with a space between the wall and boundary of some 4.4 metres, and an extension width of some 1.7 metres



Parking area

Extension Drawing 007 Proposed Block Plan



Drawing 004 Proposed Floor Plans and Section, showing extension at 2.21 metres and width to boundary as 1.5 metres, when a minimum of 2.9 metres is required.

Neighbouring properties

5 surrounding properties were consulted plus site notice – overall consultation expiry date was 16.02.2024 – no responses required.

Officer's Analysis

No. 12 Pepper Hill is a two storey detached dwelling situated on the northern side of the road. It has been extended to the rear with a two storey rear extension (ref. 19740411) and to the front with a single storey extension (ref. 20130696).

Planning application ref. 20220254 which was for the demolition of the existing garage and construction of a two storey side and rear extension was withdrawn in October 2022 at the advice of the Local Planning Authority due to the proposal being unacceptable due for the reasons of design, character and appearance, amenity of occupiers, amenity of neighbouring properties and parking and highway safety and the advice that planning permission would not forthcoming.

Planning application ref. 20221216 which was for a slightly amended scheme for the demolition of the existing garage and construction of a double storey side and rear extension was refused in February 2023 due to its unacceptability in respect of design, character and appearance and neighbouring amenity.

The grounds of refusal were:

- 1. The proposed extension by virtue of its size, bulk, massing and design would be an overly dominant and incongruous addition which would not be in keeping with the scale or character of the host dwelling and would also be harmful to the streetscene. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*
- 2. The proposed extension by virtue of its size and proximity to neighbouring dwellings would have an overbearing impact on the amenity of a neighbouring property and would generally be an unneighbourly extension. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

The Delegated Report for the application set out in detail the reasons for the refusal.

Following the refusal the applicant submitted a pre-application enquiry for a two storey side extension and two storey rear extension. The proposal submitted in the enquiry did not address either of the two grounds of refusal in previous application ref. 20221216 as it was still unacceptable in respect of design, character and appearance and neighbouring amenity. The applicant was advised how the proposal would need to be amended in order to propose an extension that would be acceptable in respect of both of these matters.

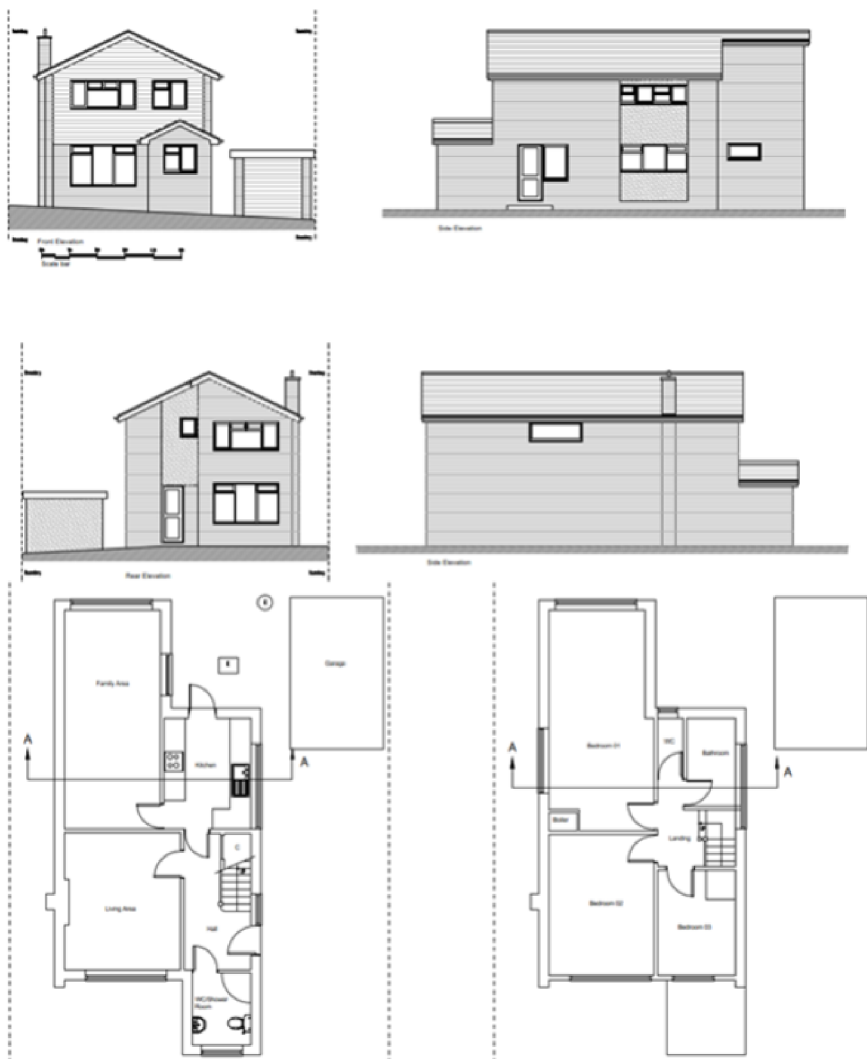
In respect of this current proposal submitted in this application which is for an amended scheme for the demolition of the existing garage and front extension and construction of a part two storey and part single storey side extension and a two-storey rear extension, it needs to be seen whether the proposal has resolved the previous grounds of refusal of the most recent refused application ref: 20221216.

Design, Character and Appearance

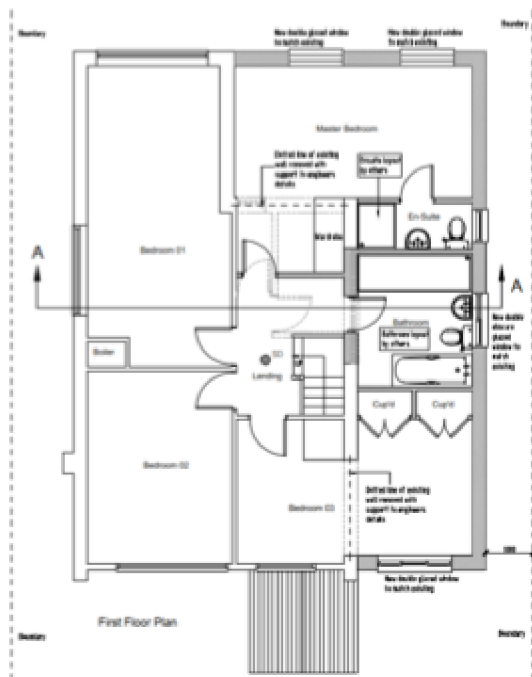
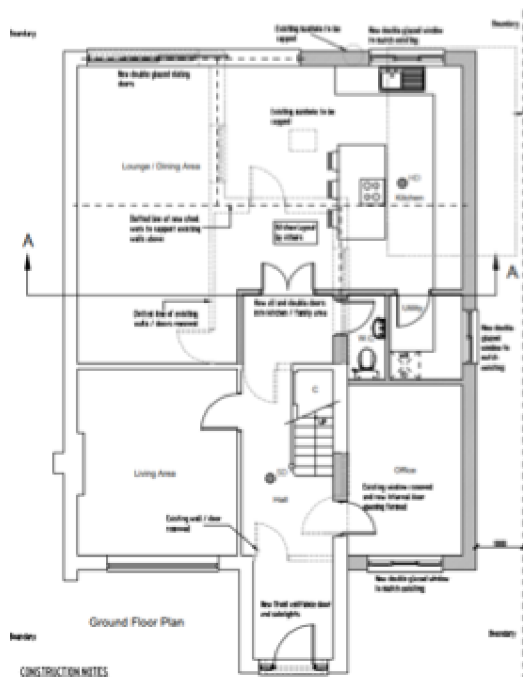
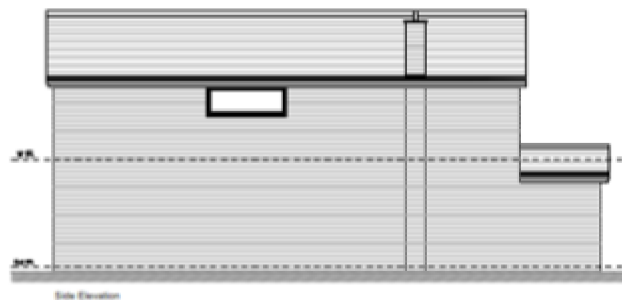
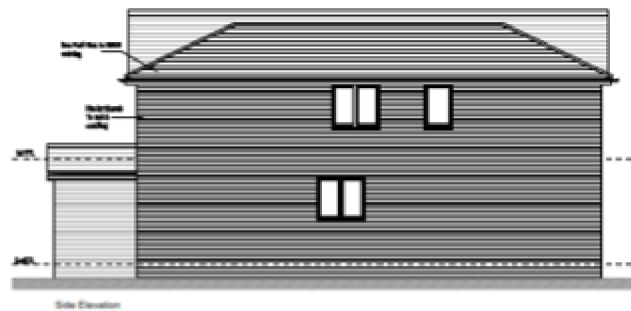
This matter related to ground of refusal no. 1 of previous application ref. 20221216.

For ease of reference the existing dwelling, the proposals in the previous applications ref. 20220254 and 20221216 and the proposal in this current proposal are shown below:

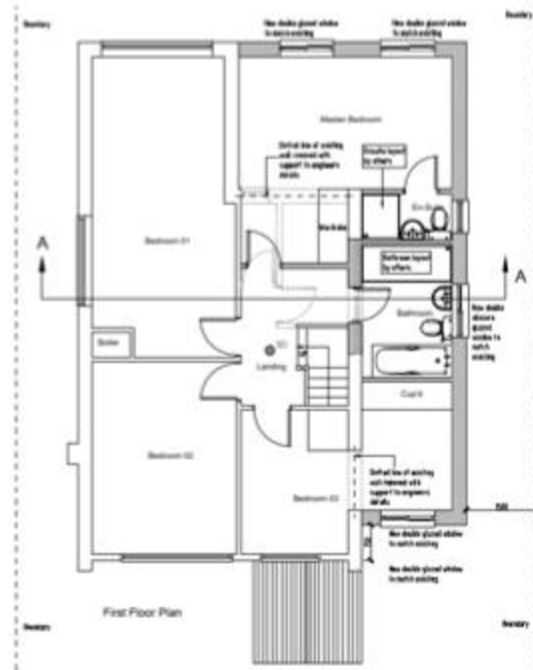
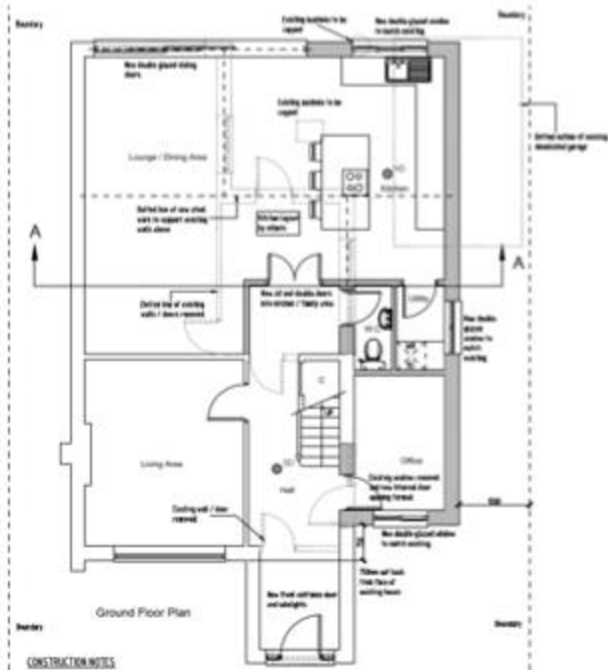
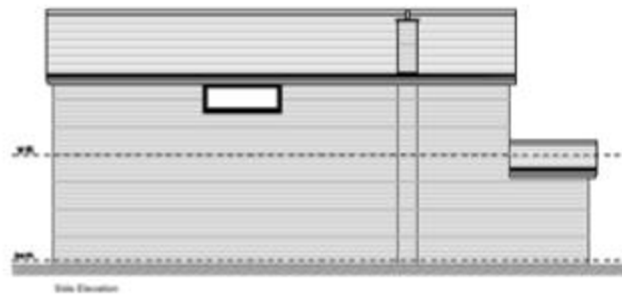
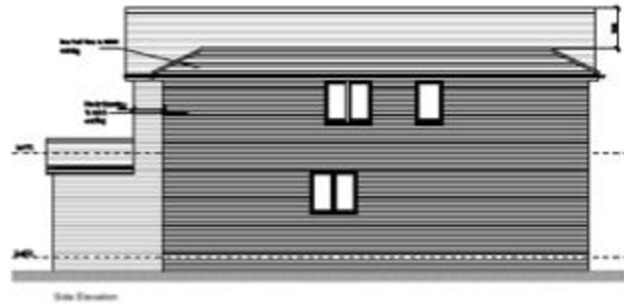
Existing Dwelling



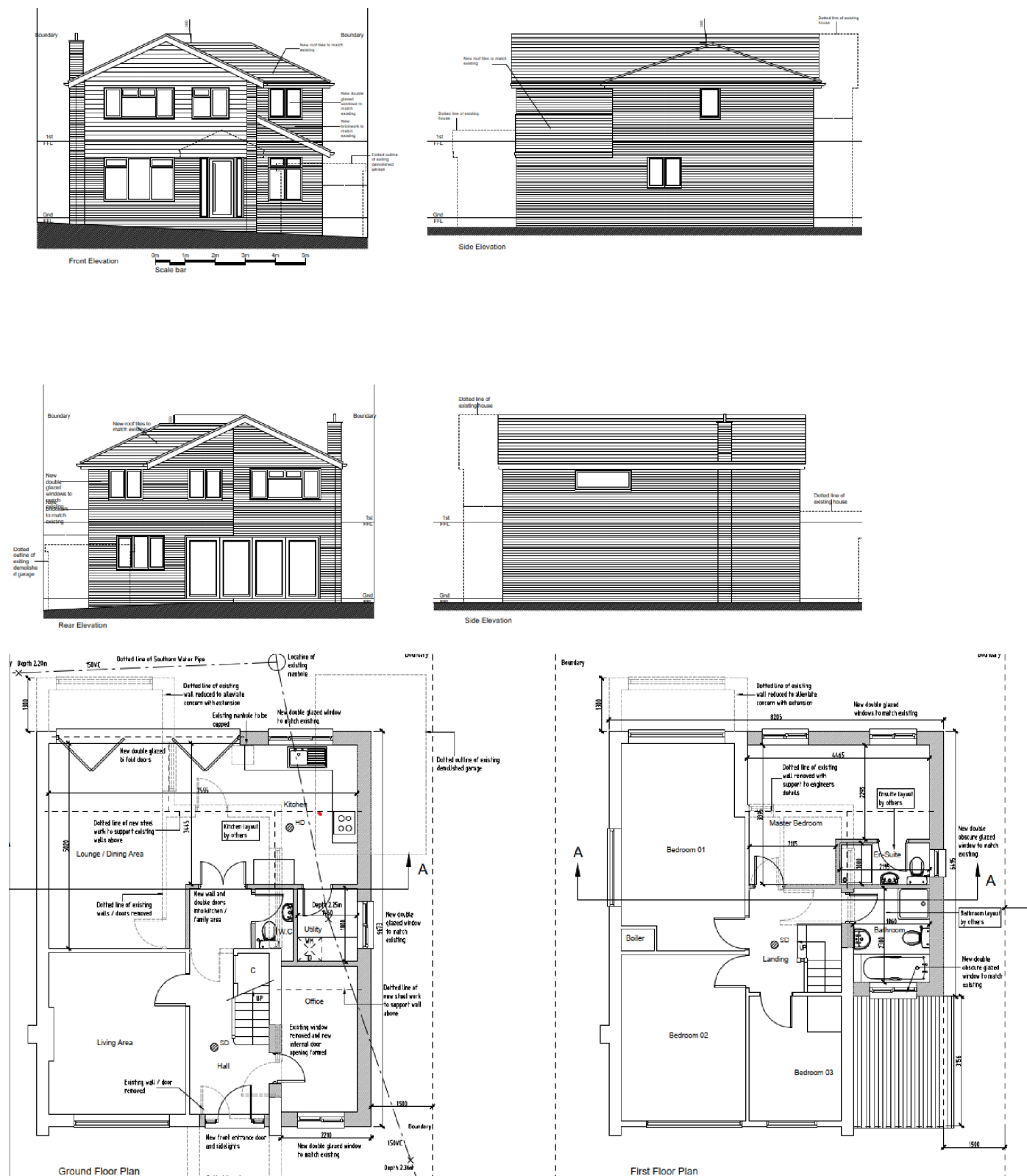
Previous withdrawn application (ref. 20220254)



Previous refused application (ref. 20221216)



Current proposal (subject of this application)



Firstly, the proposed two storey rear infill extension element of the proposal is considered acceptable in design terms as in the previous applications; it would be built in line with the rear wall of the dwelling and

infill the existing 'L-shaped' gap at the rear next to the existing two storey rear extension so it would not increase the overall width or depth of the host dwelling. The pitched roof following the existing pitched roof of the host dwelling would be sympathetic to the host dwelling.

Secondly turning to the proposed two storey side extension, the Householder Extensions/Alterations Design Guide (2021) states the following in respect of two storey side extensions:

Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. 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. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

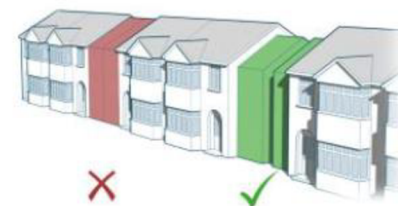


Ground floor set back 0.5m



Unacceptable flat roof

Two storey side extensions should be subordinate in scale to the original house.



Side extensions should be set back and set in to avoid the 'terrace effect'.

In previous application ref. 20221216 the two storey side extension was considered an overly dominant addition which was not in keeping with the scale or character of the host dwelling and would have been harmful to the streetscene. It was set back 750mm from the front wall of the dwelling however, it was still of significant length at 10.2m and although set down the roof form consisted of a very shallow pitch with a large expanse of flat roof which was completely out of keeping with the host dwelling.

In this current proposal it is noted that the length of the extension at first floor level has been reduced as it would now be 6.4m which is much more acceptable than the previous length of 10.2m, and consequently there would be a good set back from the front wall of 3.1m. The extension would still extend the entire depth of the dwelling to a depth of 9.6m at ground floor level but would but there is more scope for such a depth at ground floor level than there is at first floor level. The roof of the extension has been set down 300mm from the ridgeline of the main roof and the roof would be pitched with a hipped roof which is a roof form that would reflect the main property's roof.

In summary the size of the extension has been reduced so that its depth at ground and first floor, there would now be a good set back at first floor level such that the extension would now not appear overly dominant and it would have a pitched, hipped roof which would respect the roof form of the host dwelling. The issues in previous application ref. 20221216 in respect of design, character and appearance have

therefore been resolved and the proposed extension would now be in keeping with the character of the host dwelling and the streetscene. With regards design, character and appearance the proposal is therefore now compliant with Policy CS19 (LPCS) and ground of refusal no. 1 of application ref. 20221216 has been resolved.

Amenity of Future Occupiers

SPG2 (2020) sets out the minimum garden area and rear garden depth depending on the number of bedrooms a property has.

The proposed rear garden area and depth would be:

Area – 127 sq. m

Rear garden depth – 11.7m

As can be seen, the property would retain a garden area and rear garden depth which exceeds the minimum standards.

The Technical Housing Standards – nationally described space standard (2015) sets out the minimum sizes for bedrooms which are 7.5 sq. m for single bedrooms and 11.5 sq. m for doubles. The proposed master bedroom and altered bedroom no. 01 would both exceed the minimum size for a double bedroom.

In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

This matter related to ground of refusal no. 2 of previous application ref. 20221216.

There are several properties adjacent to the application site as follows.

1 St Botolph Road

This property is to the east of the application dwelling no. 12 Pepper Hill and is set well back from it (by some 5.8m from the main front wall of no. 12) and set at a lower level. Within the front elevation there are several windows, the nearest of which appears to serve a living room and the nearest at first floor level appears to serve a bedroom. The proposed extension would not fail the 45 degree test on both plan or elevation, therefore denoting there would be no actual overshadowing or loss of light to the nearest ground and first floor windows in the front of no. 1. This was the case in previous application ref. 20221216.

In previous application ref. 20221216 although the extension would have caused no actual overshadowing or loss of light it was still considered that due to its significant depth and two storey height it still would have had an overbearing impact on no. 1 St Botolph Road and would generally have been an unneighbourly extension.

Due to the reduction in depth of the extension at first floor level to 6.48m, the extension would now only project beyond the front elevation of no. 1 St Botolph Road by some 2.5m rather than the 6m in previous application ref. 20221216 and so it is also considered that the extension would no longer have the overbearing impact on no. 1 as was the case in the previous application and this issue has therefore been resolved.

In respect of privacy, there are two windows proposed in the flank wall of the extension – the one at ground floor would serve a utility room and the one at first floor would serve an en-suite. Within the existing flank elevation there are two windows at ground floor serving a stairwell and a kitchen and a window at first floor serving a bedroom. As the proposed windows would serve non-habitable rooms it is considered that should permission be forthcoming a condition could be attached to state they should be obscure glazed and non-opening apart from any top hung opening above 1.7m from the floor level of the room. In this case therefore it is considered that subject to a planning condition there would be no overlooking to no. 1 from

the proposal.

3 St Botolph Road – This property is to the north of the application site with its rear elevation facing west. The proposed two storey rear extension would be built in line with the new reduced depth of the existing two storey rear extension and extend out to the side as shown in the proposed block plan above. There would be a distance of some 11.8m from the rear wall of the extension to the boundary with no. 3 which is more than in previous application ref. 20221216 due to the slight reduction in depth, and also given the orientation of the rear elevation to the application site, it is considered that the proposed extension would not cause any overshadowing or loss of light or outlook to no. 3. There would be two new bedroom windows at first floor level but as there is an existing bedroom window at first floor level in the rear most wall of the dwelling and the proposed extension would be built in line slightly less than this, there would be no additional impact with regards overlooking than the existing situation. The rear elevation of no. 3 faces west and not southwards and so there would be no direct facing windows between the rear elevations of the two properties.

14 Pepper Hill – This property is to the west of the application site. Due to the proposed extension infilling the area to the east of the existing two storey rear extension and then down the east elevation of the application dwelling, it would cause no impact with regards overshadowing, loss of outlook or overlooking on the occupiers of no. 14.

In summary, due to the reduction in depth of the two storey side extension at first floor level this now means the proposal would not have an overbearing or unneighbourly impact on no. 1 Botolph Road which was previously the case in application ref. 20221216 and in respect of neighbouring amenity the proposal is now considered compliant with Policy CS19 (LPCS). The neighbouring amenity issues in previous application ref. 20221216 have therefore been fully addressed and the guidance given in the delegated report of previous application ref. 20221216 and in the pre-application advice have been followed in respect of neighbouring amenity. Ground of refusal no. 2 of application ref. 20221216 has been resolved. No neighbour representations have been received.

Parking and Highways

SPG 4 - KCC Parking Standards (2006) state that for a property with four or more bedrooms there shall be a maximum of 3 spaces per dwelling. As a result of the proposal the existing garage would be demolished and the property would increase from three to four bedrooms. However, the whole of the front area of the dwelling is hard paved for parking and two spaces are shown to the side of the extension. Therefore there would be sufficient parking for the property which would be in accordance with SPG4 (2006) for a four bedroom dwelling. Therefore, in respect of parking and highway safety the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

This proposal is now acceptable in respect of design, character and appearance and neighbouring amenity and has therefore resolved grounds of refusal nos. 1 & 2 of previous application ref. 20221216. The proposal remains acceptable, as in the previous application ref. 20221216 in respect of occupier amenity and parking and highway safety.

Recommendation: Permission

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29th February 2024	Dated:	29 February 2024