

Delegated Report

Application No:	20250179
Location:	197 Rochester Road Gravesend Kent DA12 4TN
Description:	Erection of a single storey side extension. Reconstruction of the front porch changing the entrance to the front.
Applicant:	Mr J Kumar

Submitted Documents/Plans

The application comprises the following documents and plans:

- Planning application forms.
- Site Location Plan (2 March 2025).
- Drawing no. 01/DT/09/2024 Sheet no. 1 – Existing and Proposed Ground Floor Plan.
- Drawing no. 02/DT/09/2024 Sheet no. 2 – Existing and Proposed Front and Rear Elevations.
- Drawing no. 03/DT/09/2024 Sheet no. 3 – Existing and Proposed Side Elevations.
- Drawing no. 04/DT/09/2024 Sheet no. 4 – Section.
- Drawing no. 05/DT/09/2024 Sheet no. 5 – Existing Block Plan.
- Drawing no. 06/DT/09/2024 Sheet no. 6 – Proposed Block Plan.
- Drawing no. 07/DT/09/2024 Sheet no. 7 – Soft Landscape Plan.

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20241047	Erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations.	Refused	06.01.2025
20240528	Erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations.	Refused	26.07.2024

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal

is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

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

Saved Policies in the Gravesham Local Plan First Review (November 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 First 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 12 - Achieving well-designed and beautiful places

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Neighbouring properties

Four surrounding properties were consulted, and the application has also been advertised by a site notice. No representations have been received. The overall consultation period expired on 25 April 2025.

Analysis

The application site comprises an end of terrace property located on the corner of Rochester Road and Forge Lane. It is located within a predominantly residential area. The property can be seen in the following Google image:

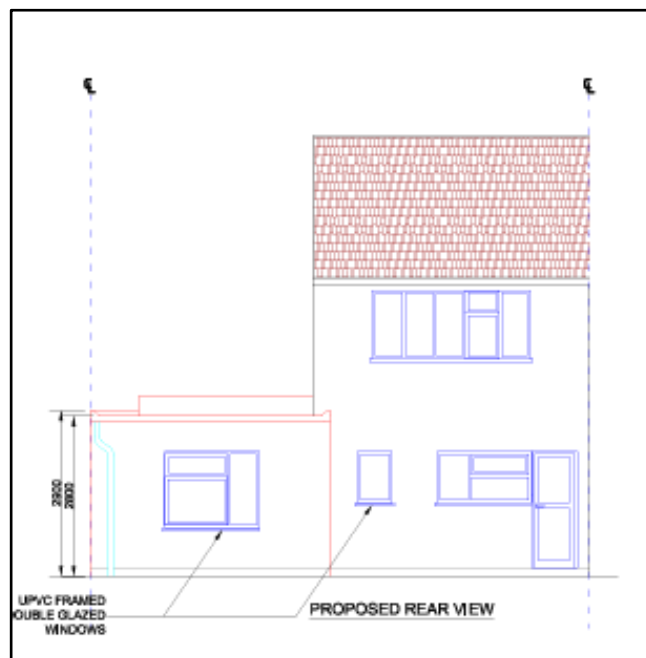
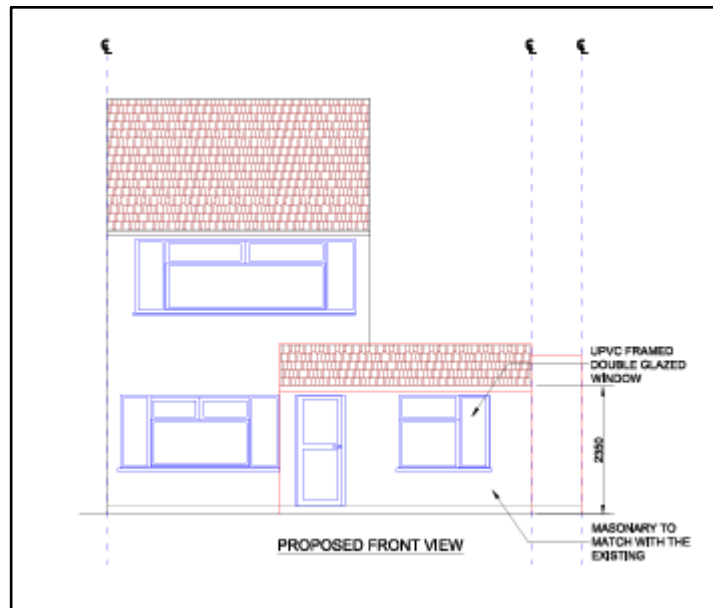


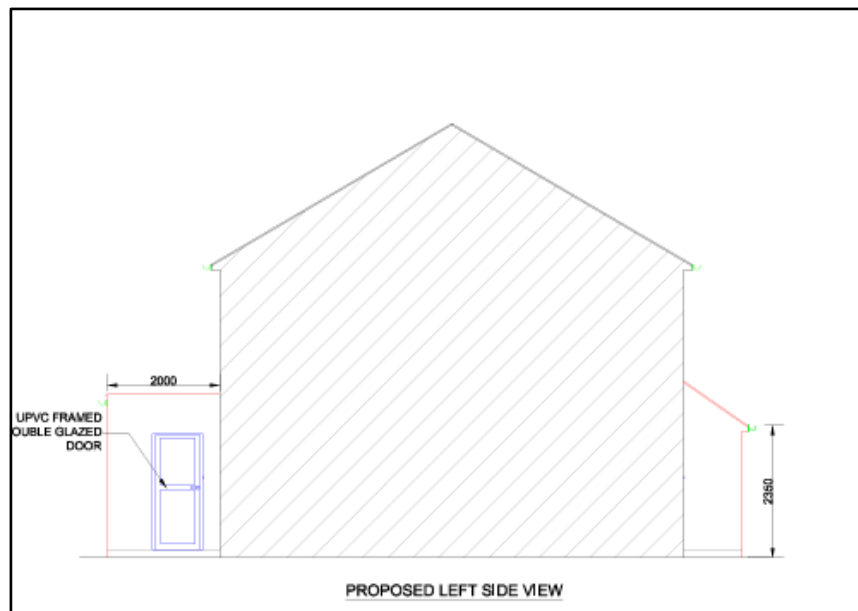
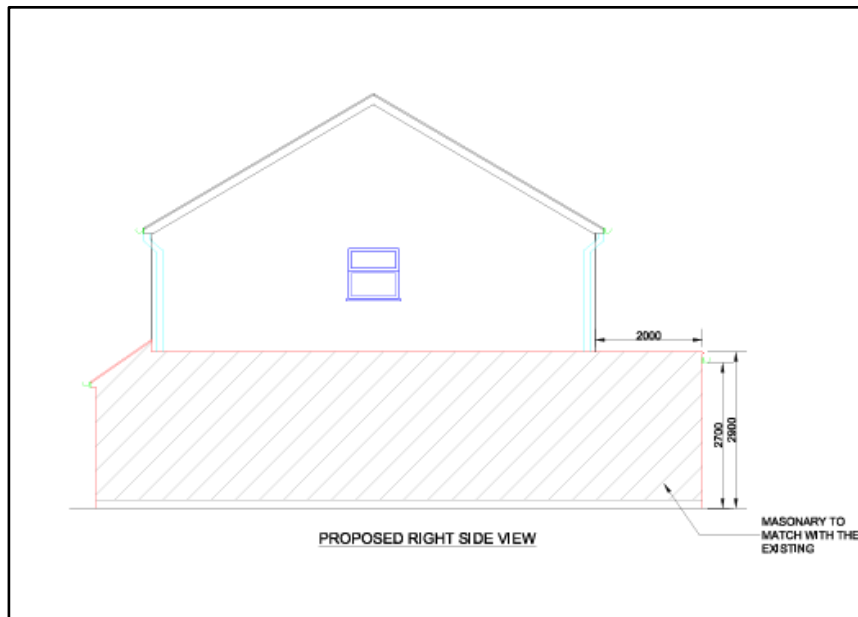
This application proposes the erection of a single storey side extension and the reconstruction of the front porch changing the entrance to the front.

There have been two recent refusals of planning permission for similar developments to this property as set out above in the planning history section of this report. Each of these are summarised below:

Planning application 20240528

This application proposed the erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations. The submitted elevations are shown below:



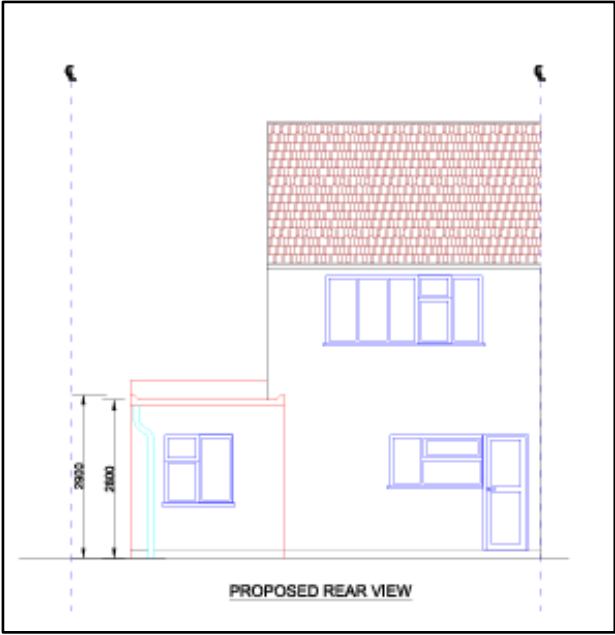
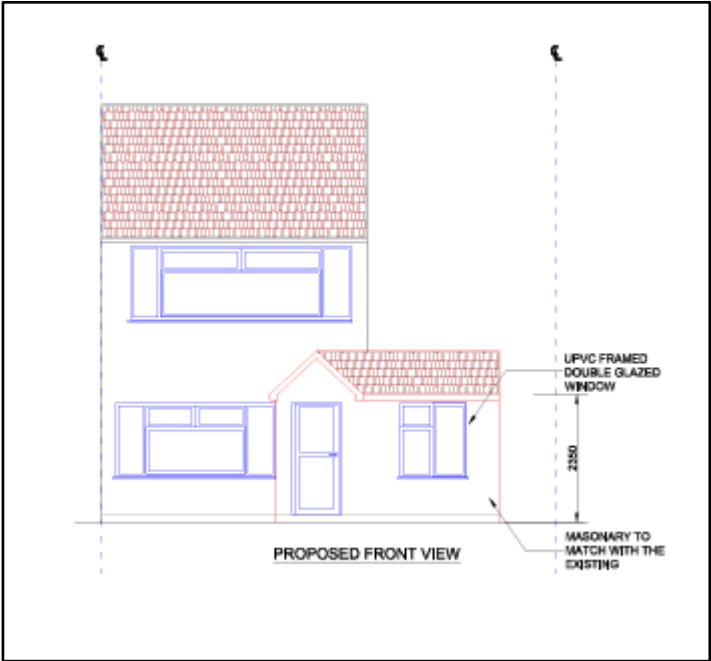


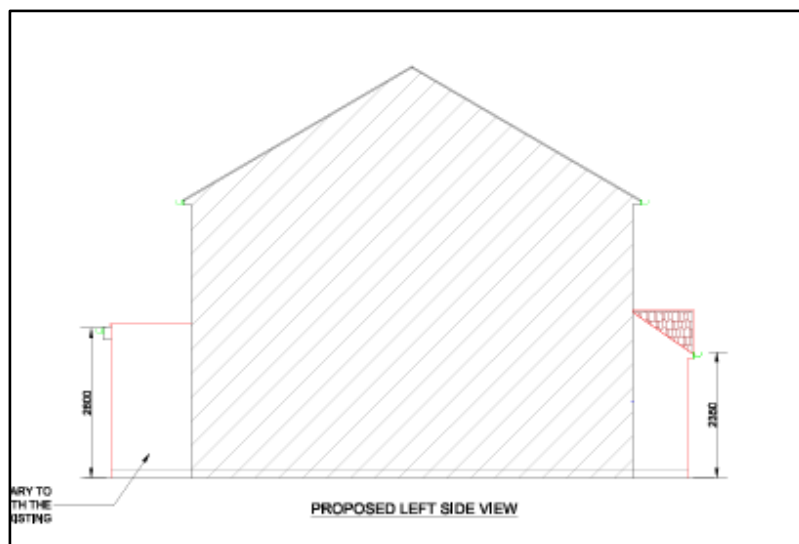
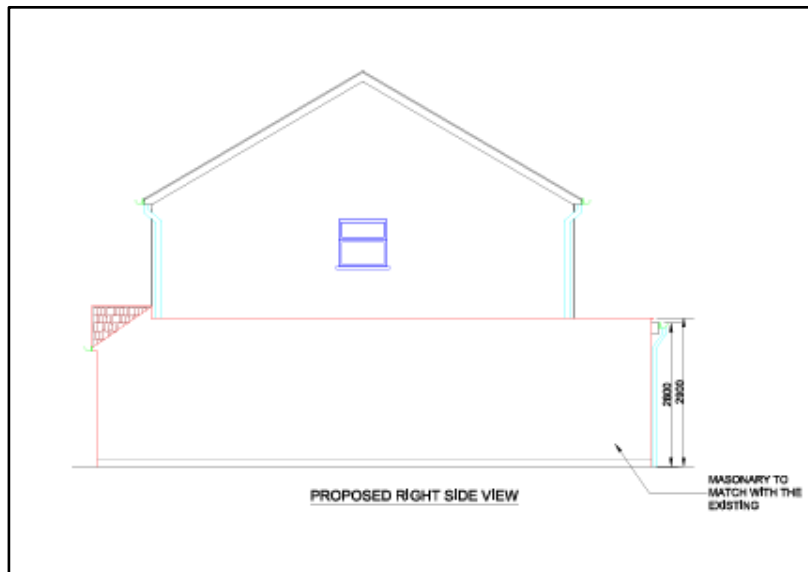
This application was refused on 26 July 2024 for the following reason:

1. The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality, and to the open verdant character of the surrounding area. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Planning application 20241047

A subsequent planning application was submitted in November 2024 for the erection of a single storey front, side and rear extension including a front porch with alterations to fenestrations. The submitted elevations are shown below:



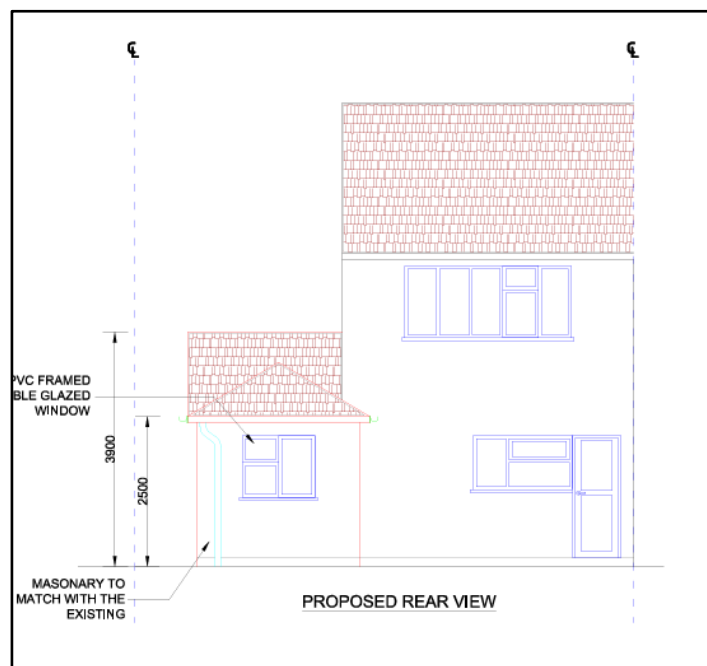
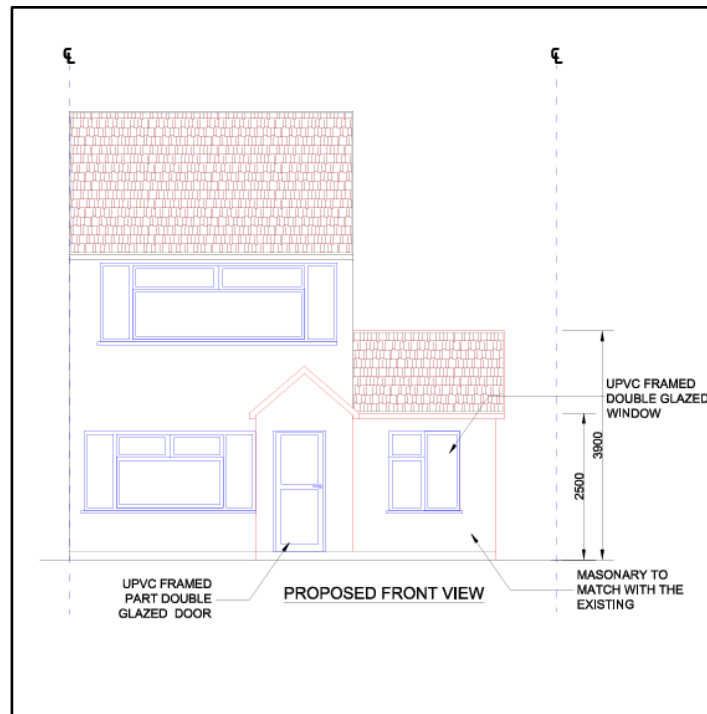


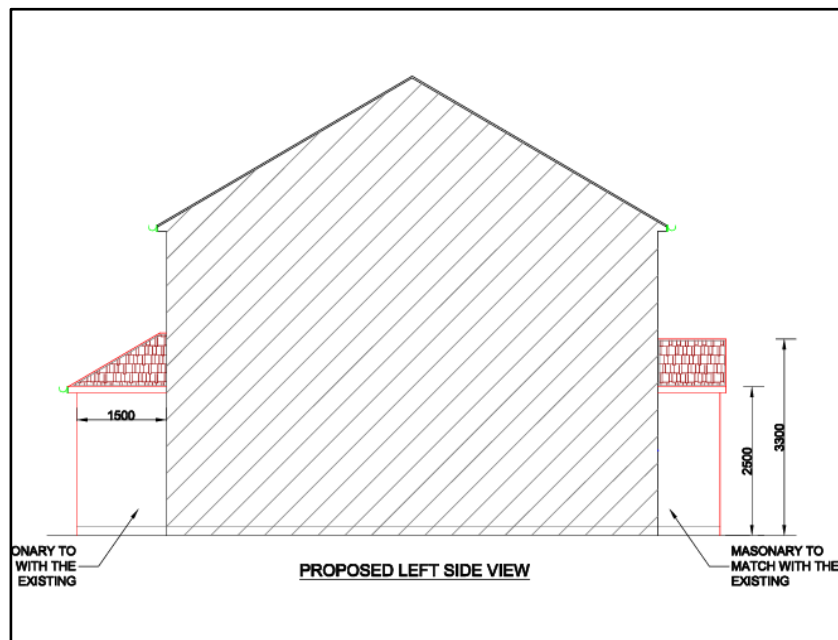
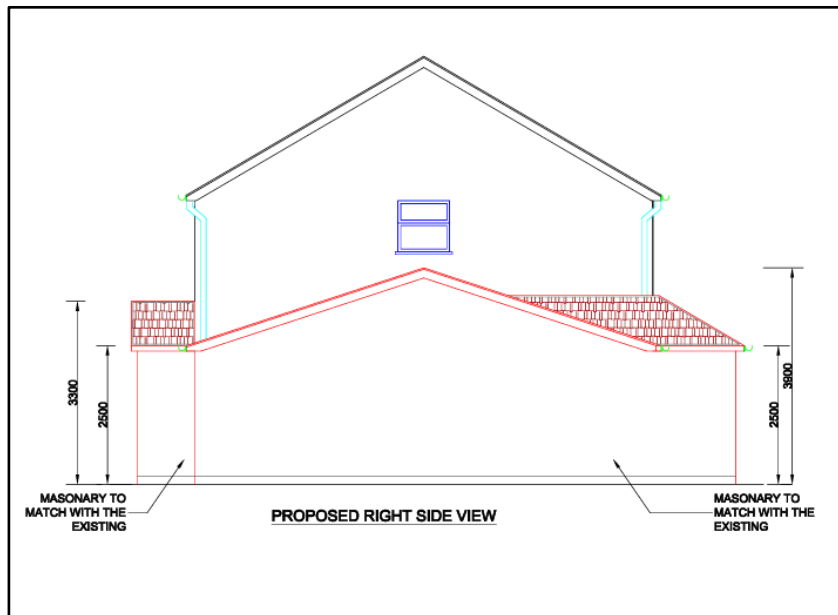
This application was refused on 6 January 2025 for the following reason:

1. The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Current scheme

For ease of comparison, the submitted elevations relating to the current application are reproduced below:





The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impacts on residential amenity
4. Highway issues

These issues are assessed below:

Principle of development

The application site is defined on the Policies Map of the Gravesham Local Plan Core Strategy as lying within the urban area. Policy CS02 of the Core Strategy "prioritises development in the urban area as a sustainable location for development". Therefore, there is no objection to the

principle of the proposed development provided it meets the requirements of local and national planning policy and guidance.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular, to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

The Council’s Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

The application is situated on a corner plot which is highly visible from the surrounding area. This is evidenced from the following Google image:



As such it is important that the proposed extension is well designed and in-keeping with the character of the locality.

The previous two planning applications were refused on the grounds that the proposals “represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality”. The current application seeks to overcome these concerns.

Unfortunately, the current proposal is still not acceptable in terms of its design and visual appearance. Although the proposed extension is single storey, it remains excessive in overall scale, bulk and massing. The appearance of the pitched roof is particularly dominant. Indeed, the roof design appears clumsy and contrived particularly with respect to the pitched roof on the rear part of the extension and its relationship with the roof on the main part of the extension. The roof form would be highly visible and unduly prominent from the surrounding area. It would fail to complement the design of the existing dwelling and integrate with the immediate locality.

In order to reduce the prominence of the development and address these concerns the applicant should consider setting the extension back from the front elevation of the main dwelling. A shallow, mono-pitched roof would also be less visually dominant than the roof design currently proposed. In addition, the use of appropriate soft landscaping (such as hedging) between the flank elevation of the proposed extension and site boundary would assist in mitigating the visual impact of the development.

There is also concern with respect to the design of the proposed porch. The properties within this terrace have similarly designed porches as shown in the following Google image:



The porches are characterised as having flat roofs and there is consistency in their design. The proposed porch would have a pitched roof resulting in a very different appearance to the existing porches. Given the uniformity in the appearance of the existing terrace, the proposed porch would fail to complement the character of this terrace.

In summary the overall development is considered to be inappropriate in terms of its design and overall appearance and has failed to overcome the reasons for refusal relating to the previous two planning applications for this site.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

The proposed development would be unlikely to result in a loss of privacy to neighbouring occupiers. A window would be provided within the rear elevation of the proposed extension. However, as the extension would be single storey, there would be no window to window overlooking or loss of privacy to neighbouring garden areas. Furthermore, due to the design and siting of the development it is unlikely that there would be any adverse impact on neighbouring occupiers in terms of loss of sunlight/daylight or outlook.

Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal would not result in a requirement for additional on-site car parking.

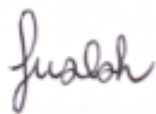
Conclusion

For the reasons set out in this report, this development has failed to overcome the reasons for refusal relating to the previous two applications for this property and would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD.

Recommendation:

REFUSE PLANNING PERMISSION

See draft Decision

Case Officer: Gary Edwards	Team Leader: Mrs Faye Walsh
Signed: <i>Gary Edwards</i>	Signed: 
Dated: 24/04/2025	Dated: 25 April 2025