

Delegated Report

Householder Planning Application

Planning Application No: 20241027

Location: 23 Mermaid Close Gravesend Kent DA11 9EF

Description: Erection of a part single part two storey rear extension and two storey side extension.

Applicant: Mr J Bains

Site Visit Date: 03.12.2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 4230-150 Rev C (Existing/Proposed Plans and Elevations)
- Drawing No: 4230-151 Rev A (Existing/Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20150639	Erection of a front porch incorporating an enlarged w.c. and contruction of a lean-to canopy across the remainder of the front elevation.	Permitted	16.10.2015
20000627	Erection of 15 no. pairs of semi-detached two storey 2 and 3 bedroom dwellings and 6 no. detached two storey 3 bedroom dwellings with associated garaging and car parking spaces and laying out of private access road in substitution of previous planning permission ref no. GR/99/840.	Permitted	14.12.2000
19990840	Erection of 7 no. pairs of semi-detached two storey 2 and 3 bedroom dwellings and 11 no. detached two storey 3 bedroom dwellings with associated garaging and car parking spaces and laying out of private access road.	Permitted	24.01.2000

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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 27.12.2024 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a part single part two storey rear extension and two storey side extension to allow for a larger ensuite bedroom and larger living space.

Existing



Proposed

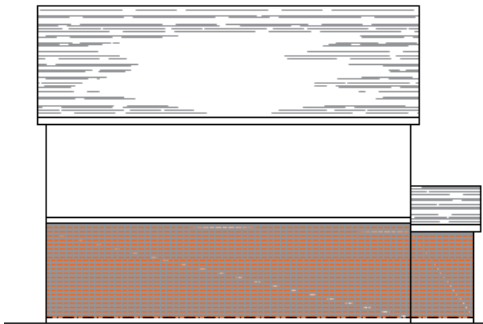




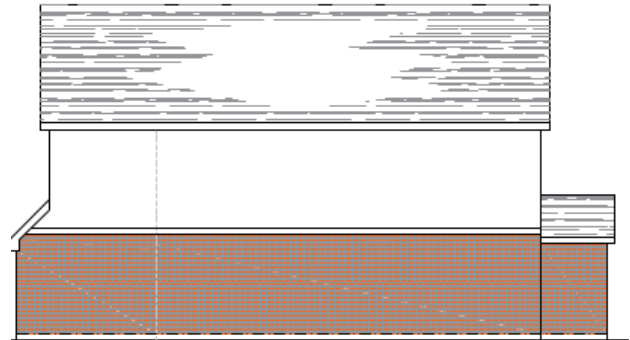
Existing Rear Elevation



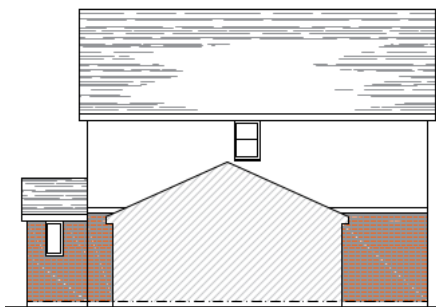
Proposed Rear Elevation



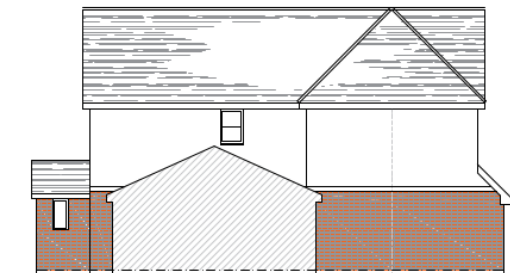
Existing Side Elevation (LHS)



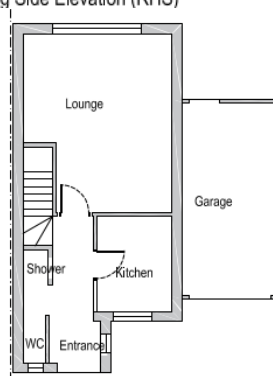
Proposed Side Elevation (LHS)



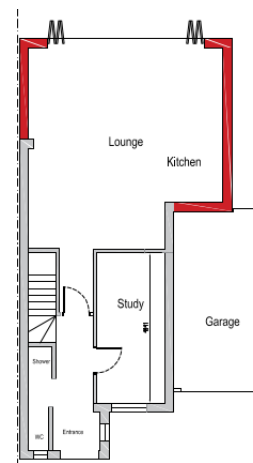
Existing Side Elevation (RHS)



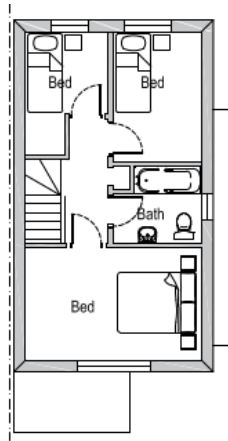
Proposed Side Elevation (RHS)



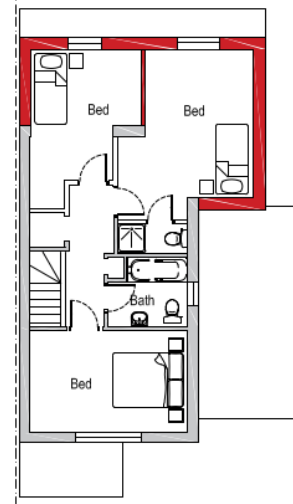
Existing Ground Floor Plan



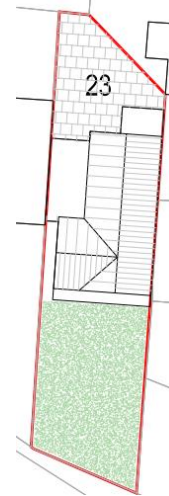
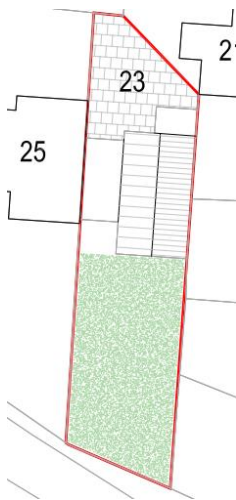
Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan



Background

The application site has been previously extended under reference 20150639 which was for the erection of a front porch.

Before



Site as present



Character and Appearance

The application site is a two storey link detached house in use as a single family dwelling, It is situated on a new estate which was constructed in the early 2000s.

The proposal seeks to extend the dwelling so to increase the depth of the house from 9m to 12.3m at ground floor level and from 9m to 11m at first floor level. The proposed extension will also project past the existing flank wall of the original dwelling by 1.9m at first floor level. This will result in an increase of 27.5sqm.

The Council's adopted design guidance places emphasis on the fact that two storey extensions should appear subservient to the original dwelling, in this instance the proposed extensions result in a continuation of the existing ridge with no set down.



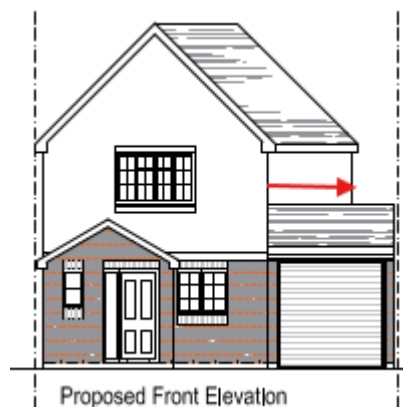
Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.

Source: Section 9 – SPD4 – Householder Alterations and Extensions Guidance 2021.

Paragraph 10.3 of the design guidance also states:

Width: Extensions should not be of greater width than the original building.

In this instance the proposed extension will exceed the width of the original dwelling and therefore constitutes poor design whilst being contrary to the adopted design guidance.



Within the streetscene the proposed extension will lack harmony with its surroundings and will reduce the visual gap between the site and No.25 Mermaid Close, this will cause the area to appeared cramped and over developed, thus having a harmful affect on the wider area.



No 25 Mermaid Close



No 27 Mermaid Close

It is noted that a similar extension was granted permission at No.27 Mermaid Close under reference 20120303. Looking at the planning history of No.27, it is apparent the previously approved application was permitted prior to the adoption of the current Gravesham Local Plan Core Strategy (2014) and Design Guidance (2021) and, in any case, does not provide justification for the works proposed within this current application. This was found to be the case by the Planning Inspector for a recent dismissed appeal at 232 Singlewell Road (reference: 2024/00025/REF) (Appendix 1), whereby the Inspector ascertained that *'the appearance of other dwellings would be a neutral consideration in any balance against planning harm'* and *'each case must be assessed on its own merits'*.

The proposed development fails to constitute good design and lacks subservience to the host dwelling contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the resultant garden space will be adequate for a three-bedroom property. In terms of room sizes, they will all comply with the minimum floor space requirements. The bedrooms will also have adequate outlook and so the proposal is considered to safeguard the requirements of future occupants and complies with SPG2 – Residential Layout Guidance 2020 and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal will not result in the creation of any fenestration ad so there are no concerns with regards to privacy.

The site is situated next to the rear gardens of 5,6,7 and 8 Capstan Mews. The increased depth at two storey is not liable to impact No's 5 and 6, however No.7 will have a larger expanse of wall at two storey level extending across the entire rear part of the plot. This may result in a sense of enclosure in the garden space of No 7 Capstan Mews, thus failing to maintain neighbouring amenity.



The proposal is also situated next to 25 Mermaid Close which is located to the east and further forward to the highway. The proposed extension would harm the outlook enjoyed by the occupants of No.25 degree as demonstrated by the 45 degree calculation below.



Furthermore as No.25 is located to the east it would also experience overshadowing as a result of the proposal due to its depth and proximity from the neighbouring property.

The proposal fails to safeguard neighbouring amenity and is therefore contrary to the requirements of SPG2 Residential Layout Guidelines and CS19 Local Plan Core Strategy 2014.

Parking and Highways

The proposal will maintain the existing parking arrangements and will not result in the creation of any additional bedrooms, it is therefore compliant with the requirements of SPG4 – KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed development lacks subservience and therefore constitutes poor design, it will also result in the creation of a cramped form of development contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance and Para 135(b) of the National Planning Policy Framework (2024).

The proposed extension will result in an unacceptable loss of light and overshadowing to the existing property at No 25 Mermaid Close and would have an unacceptable and overbearing impact to the neighbouring garden at No 6 Capstan Mews the proposal would therefore be an unneighbourly form of

development which fails to safeguard neighbour amenity, contrary to the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135(f) of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20/01/2025	Dated:	20th January 2025