



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20241168

**Location:** 47 St Francis Avenue Gravesend Kent DA12 4SY

**Description:** Erection of a rear dormer with loft conversion and roof lights, erection of a single storey side extension to form utility room and erection of a new front porch.

**Applicant:** Mr B Kataria

**Site Visit Date:** N/A

### Submitted Documents/Plans

Application Form;  
Drawing No. S01 – OS Plan and Block Plan – Existing;  
Drawing No. S02 – Block Plan – Proposed;  
Drawing No. S03 – REVISED Floor Plans – Proposed;  
Drawing No. S03 – Floor Plans – Existing;  
Drawing No. S04 – REVISED Elevations – Proposed; and  
Drawing No. S04 – Elevations – Existing.

### Superseded Documents/Plans

~~Elevations – Proposed (received on 24.12.24); and~~  
~~Floor Plans – Proposed (received on 24.12.24).~~

### Relevant Planning History

| Reference | Description                                                                                                                                             | Decision  | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 19980149  | Erection of single storey side extension to form cloakroom/shower room/wc and construction of a 1.8m high brick wall on the St Francis Avenue frontage. | Permitted | 28.04.1998    |
| 19760313  | Erection of a 2 storey extension at side to form kitchen and dining room with 2 bedrooms over                                                           | Permitted | 03.06.1976    |
| 19540471  | Composite development of land                                                                                                                           | Permitted | 05.06.1957    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change

- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (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 1st 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 Places

#### Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

### **Consultations, Publicity and Representations**

#### Consultees

##### Local Ward Councillors

No comments received.

##### Neighbouring properties

Seven surrounding properties were consulted, one response was received on the overall consultation period expired on 23.01.25.

The response neither objected to or supported the application. The comments are summarised below:

- Plans may need revisions and appear to show errors.
- Floor plans show two kitchens which appears odd for a single family dwellinghouse.
- The house has been previously extended and is large for the area.
- Plans appear to increase bedrooms by one.
- Increased occupancy may increase parking pressure (local school).
- Overlooking of nearby properties.

The design character and appearance of the development, along with impact on amenity, and highways considerations are material planning considerations and shall be assessed in the relevant sections of the report below.

## Plan Note

Following the receipt of the neighbour comments, the agent provided some revised plans with some annotation corrections. As these were minor alterations, reconsultation was not necessary in this instance and the plans were accepted.

## Site Description

47 St Francis Avenue is a two-storey property located on the corner of St Francis Avenue and Way Volante.

### 2022 Google Images

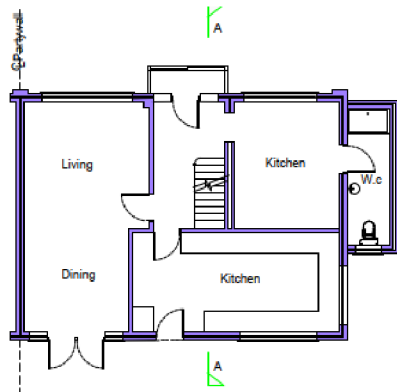


As evidenced by the above images and the planning history of the site, the property has been previously extended.

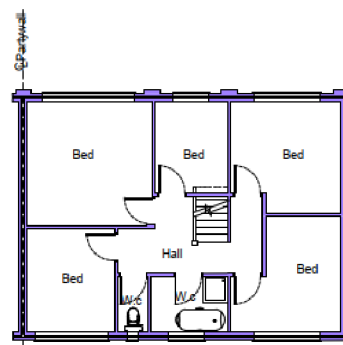
This application proposes the erection of a rear dormer with loft conversion and roof lights, erection of a single storey side extension to form utility room and erection of a new front porch.

## Proposed Plans

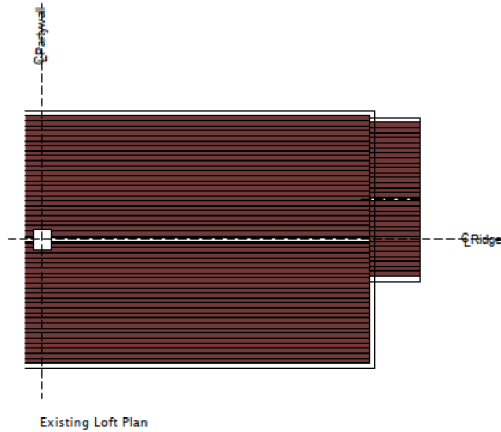
The development would create space for a utility room, an additional bedroom and a new study. The dimensions of the development are indicated on the plans below:



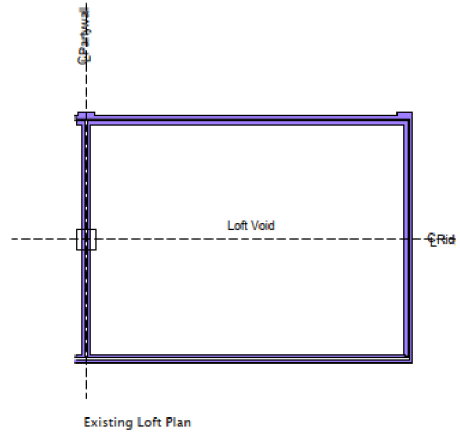
Existing Ground Floor Plan



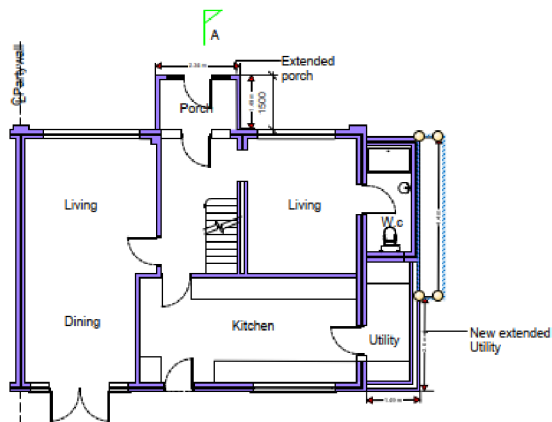
Existing First Floor Plan



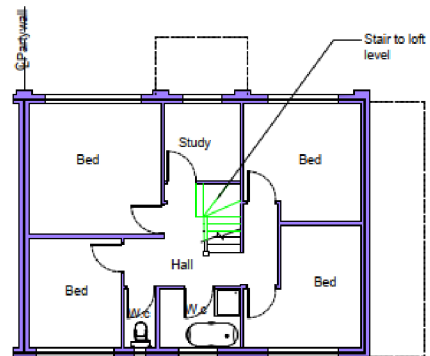
Existing Loft Plan



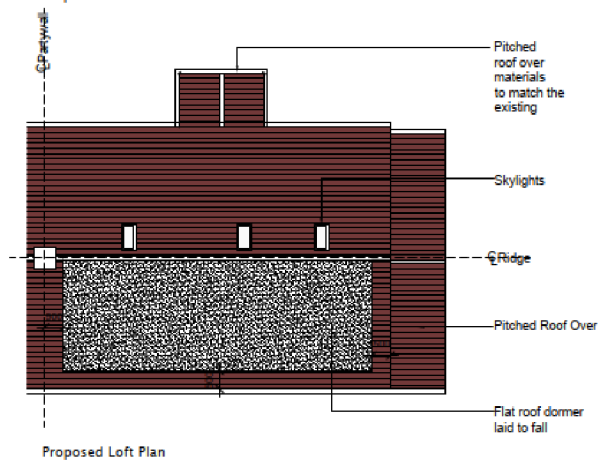
Existing Loft Plan



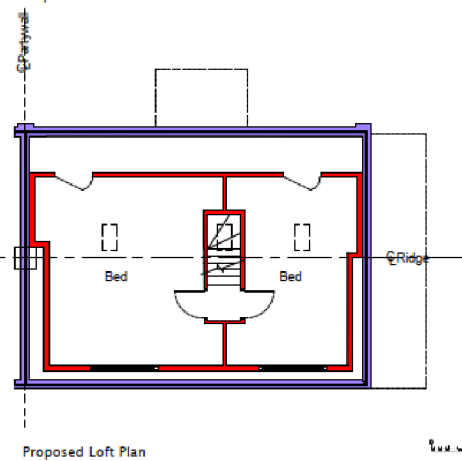
Proposed Ground Floor Plan



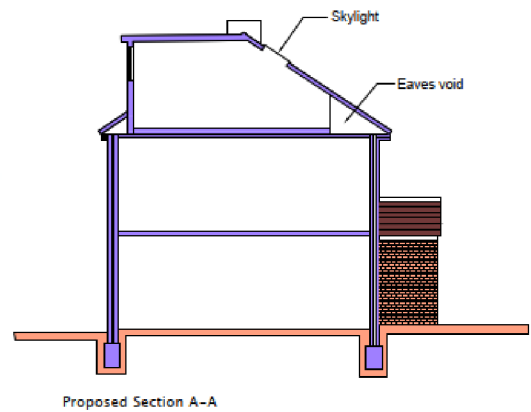
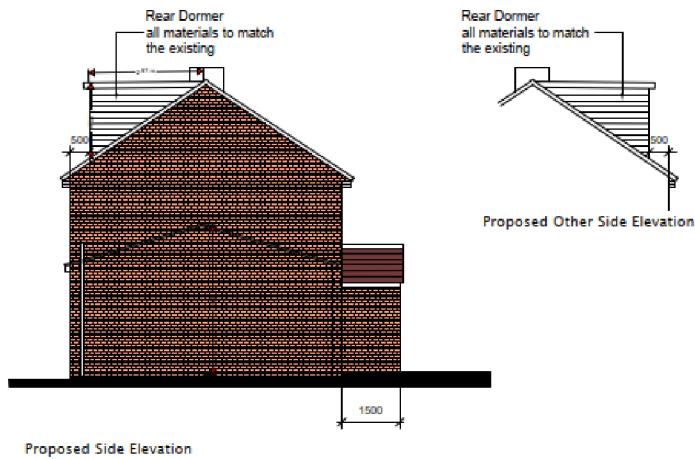
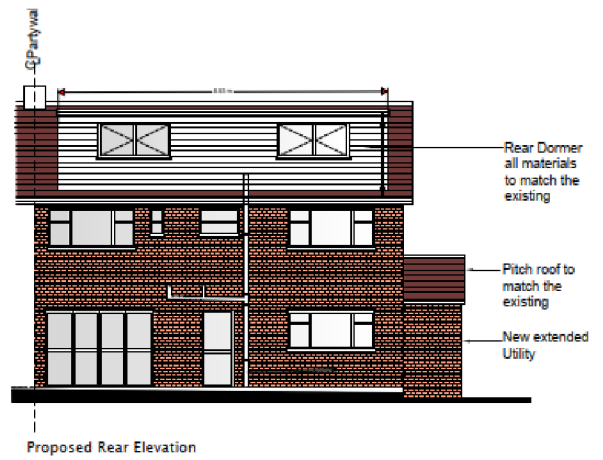
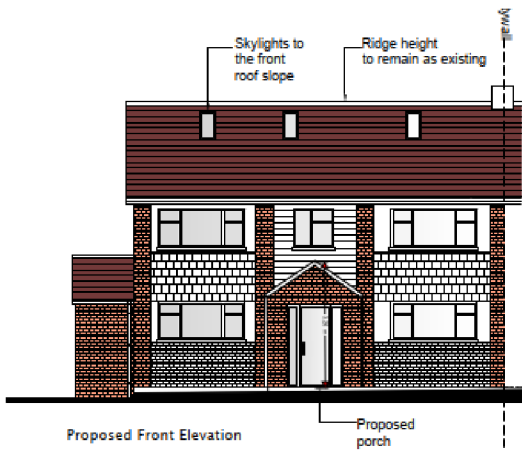
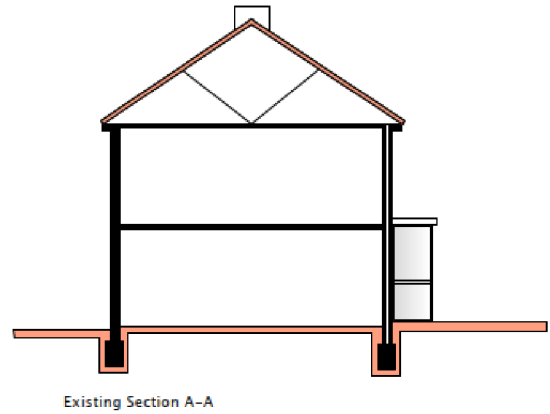
Proposed First Floor Plan



Proposed Loft Plan



Proposed Loft Plan



## Officer's Analysis

### Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. The key elements relating to this proposal are included below:

#### Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

#### Materials

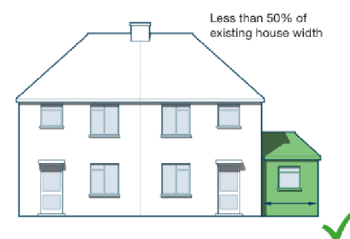
9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

#### Side Extensions

##### Single Storey Side

10.4 Side extensions should consider the impact on the character and appearance of both the host building and 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, single storey side extensions should be designed in accordance with the guidance below.

- **Footprint:** Extensions should generally aim to appear subservient to the original 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.
- **Height:** Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- **Width:** Extensions should generally be no greater than half the width of the original building.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original 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 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.



The extension is the correct scale, proportion and width, and has the same roof design as the original house.

## Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

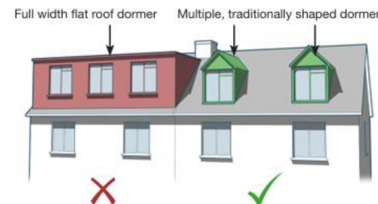
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

## Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.

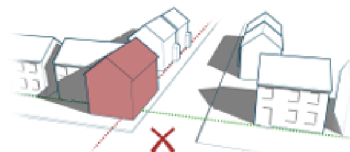


Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

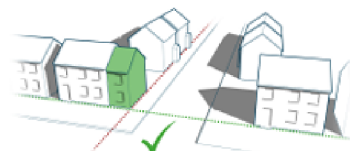
## Extensions to houses on Corner Plots

10.6 Corner plots may provide opportunities to create large extensions that face onto the return road and in some cases can create a landmark building feature. Their location makes them highly visible from two streets and can provide an opportunity to improve the appearance of an area. Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:

- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
- **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.
- **End Walls:** Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.



Development should not dominate the street corner.



Development should generally reflect the surrounding building lines

## Materials

The proposed external materials for the development would match the existing dwelling, which is desirable to ensure a satisfactory visual relationship between the existing and new development. This could be secured by condition if planning permission were to be forthcoming.

## Porch

The porch is not excessive in scale. It would have a dual pitched roof, with the apex of the roof set below the first floor windows, which demonstrates subservience. In isolation, the porch is considered to be acceptable.

## Side Extension

There is a part depth single storey side extension already in situ, and the proposal would include a small extension to the side extension and alterations to the configuration of the pitched roof. Given the existing situation, along with the sympathetic design of the proposal, the single storey side extension is considered

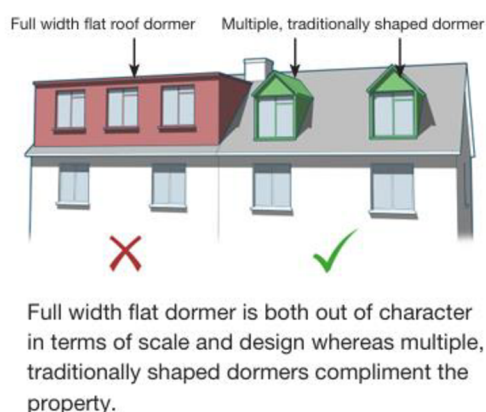
to be satisfactory. If planning permission were to be forthcoming, a condition could be added to the decision notice to ensure that planting was carried out between the extension and site boundary, which would serve to soften the development within the street scene; given the plots prominent corner location.

### *Rooflights in Front Elevation*

The rooflights would not excessively project from the roofslope and they are therefore acceptable in situ.

### *Dormer*

As aforementioned above, the dwelling has been previously extended, making it already large and prominent within the street scene. The proposed dormer completely overwhelms the roof slope, with a full, flat roof dormer spanning across both the original dwelling and previous extension roof slopes.



The development is considered to have an incongruous and harmful impact on the appearance of the host dwelling and the street scene and represents overdevelopment of the site.

Overall, 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 Gravesham's Householder Design Guide (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room areas and garden space post development. The plans demonstrate that there would be sufficient space for future occupiers and the proposed block plan shows more than sufficient garden space would remain. Therefore, the development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

### Neighbouring Amenity

As aforementioned above one representation was received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

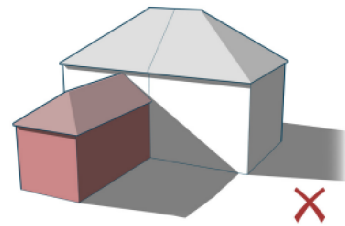
## Google Image indicating the rear of the application property



The Gravesham Householder Design Guidance (2021) provides key considerations in terms of neighbouring amenity:

### Overshadowing

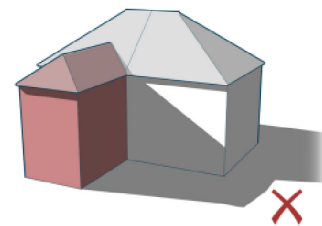
9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEAM guidance for detailed information on these.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.

### Privacy

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.

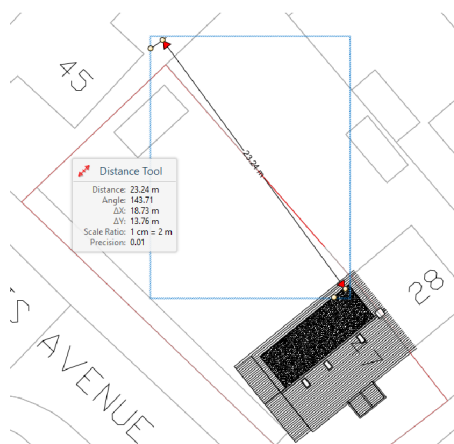


### Overbearing and Outlook

9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

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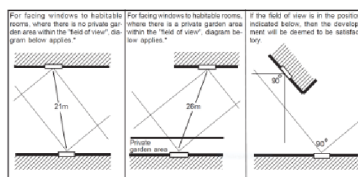
The proposal does not raise concerns with regards to neighbouring amenity in terms of loss of light, loss of outlook or causing a sense of enclosure. However, the dormer raises privacy concerns of overlooking and perceived overlooking. In addition, it would not meet the privacy requirements of the RLG (2020):



#### Privacy distances and overshadowing

- 16 All applications for new dwellings (including flats) will be expected to comply with the Borough Council's privacy distances and guidance on overshadowing. The standards specified protect the privacy and amenity of the occupiers of existing and proposed dwellings and protect against loss of light and overshadowing from obstructing buildings.
- 17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided. Habitable rooms are defined as bedrooms and living areas, but specifically exclude kitchens and bathrooms.
- 18 In addition, a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden area is defined as the first five metres of garden adjacent to the rear of the dwelling.
- 19 For "single aspect" dwellings, the minimum distance from the window of a habitable room to any house wall of equivalent height containing no habitable room windows can be reduced to 11 metres.
- 20 In all cases, the privacy distances will be applied on the basis of the principles set out in figure 1 on "fields of view" which are illustrated below.

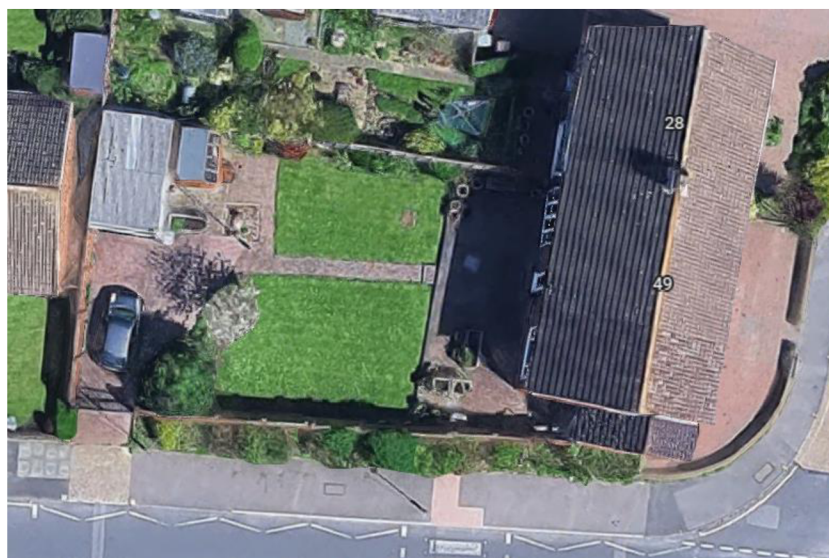
Figure 1



As such, the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

### Parking and Highways

The property benefits from off street parking/garage:



The change from a five bedroomed property to a six bedroomed property would not trigger the requirement for additional off-street parking provision. As such, there are no concerns in terms of highways and parking that arise as a result of this proposal.

### Any Other Material Planning Considerations

#### *Archaeology*

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

## Conclusion

The application has been fully considered and is contrary to local and national planning policy.

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).

The proposal fails to safeguard the privacy of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024.)

## Recommendation

Refusal

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

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>                                                                 |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 12th February 2025                                                                | <b>Dated:</b>       | <b>14<sup>th</sup> February 2025</b>                                                |