



Delegated Report

Householder Planning Application

Planning Application No: 20231248

Location: 2 Bunny Hill Tanyard Hill Shorne Gravesend

Description: Erection of a Ground floor single storey wraparound extension, floor plan redesign and all associated works.

Applicant: Mr Marc White

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
B132137-3000 Rev A – Block Plans
B132137-1100 Rev A – Existing Floor Plans
B132137-3100 Rev A – Proposed Drawings
Flood Risk Assessment
Planning Fire Safety Strategy
Site Photographs

Relevant Planning History

Reference	Description	Decision	Decision Date
20221007 and APP/K2230/D/23/331454 4	Erection of two-storey side extension, roof alteration creating first floor, facade alterations, floor plan redesign and all associated works	Refused and Dismissed at appeal	20/10/2022 Appeal made on 28/03/2023

Development Plan

Gravesham Local Plan Core Strategy (September 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 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

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors:

No comments received.

Shorne Parish Council:

Previous Application Ref 20221007 is noted, which was refused permission, and the subsequent Appeal was dismissed – several points made by the Appeal Inspector are also relevant to this application.

The Parish Council has no objection in principle to the property being extended, subject to there not being any valid objections from neighbours, but has the following comments:

The property is semi-detached and set well back from the roadway. Although the adjoining property has been extended at the side and rear, single storey, and has an extended side dormer (all without planning permission) the overall appearance from the street at present remains fairly symmetrical, which the proposal will alter.

The presently proposed design has a mansard style roof, which is out of character with the property and its neighbours. A pitched roof would be preferable at least on the side extension as it would then be symmetrical in appearance to the neighbouring property.

The property has an original floor area of 72.5sqm (including the narrow integral garage but excluding the conservatory which appears to be a later addition) and the proposal will more than double this.

The proposal will cause loss of the existing shed and car port, and some mature hedging.

Parking will be relatively unchanged as the integral garage is probably too narrow for modern cars.

Dickens Country Protection Society:

With reference to the above planning application the Society would like to comment that the original building had some symmetry and there may be some merit in attempting to retain this in the interest of the street scene.

Neighbouring properties

5no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 5th January 2024.

Officer’s Analysis

Description of Site

~~2-Bunny Hill forms part of a housing development built following planning consent obtained in 1951 under planning reference TH/6/50/96 (19500096).~~ As it currently exists the area is a residential one, inset from the greenbelt surrounded by rural countryside. This particular dwellinghouse is semi-detached, with reflected features and a level of symmetry to its attached neighbour. As such the pair are viewed together. In the wider streetscene; there is evident variance in layout and design of the nearby dwellinghouses. Large, wide fronted detached dwellinghouse are common. However, further to the south of the street there are semi-detached dwellinghouses, which although as a pair reflect the footprints of the detached dwellinghouses, they generally have a less grandiose appearance and are smaller as individual dwellinghouses.

This particular dwellinghouse is brick built with rendered first floor, concrete roof tile and upvc framed openings.

Proposal

This application seeks planning consent to:

- Demolish existing outbuildings.
- Erect a single storey ‘L shaped’ extension to the side and rear.

	Extension beyond side elevation (m)	Extension beyond rear elevation (m)
Max height	3.93	3.93
Max eaves height	3	3
Max Width	12.59	4.12
Max Depth	4.05	11.95

Design, Character and Appearance

Whilst this scheme is substantially different from previously refused planning application 20221007, which was also dismissed at appeal, some important points were made by the inspector on design which are site relevant and should be considered when assessing the visual impact of this scheme. In particular

In terms of the character of the area the inspector agreed with the officer’s report and stated:

‘The appeal dwelling is semi-detached, with a high level of symmetry with its attached neighbour, albeit that the neighbour has had a single storey side extension added (with a degree of setback). Thus, the pair are viewed together, forming an attractive whole. In the general area, there is variations in layout and design, with large, wide fronted detached houses being common.’

In this instance, the inspector referred the criteria at Paragraph 10.5 in the Gravesham Householder Extensions/Alterations Design Guidance Supplementary Planning Document (Design SPD) (2021). The inspector stated that;

‘... the front elevation is set back 0.4m, to match the set back of the neighbour’s side extension. That extension, as I have already noted, is single-storey. Since it is single storey, it is seen as being a subservient extension without any substantial setback. In terms of the appeal proposal, the set back of 0.4m is insufficient to achieve the desired effect...’

As has been noted. There is a high level of symmetry with the adjoining property despite the neighbour’s single storey side extension. The previously proposed first floor extension was not considered appropriate as it would result in significant increase in bulk and would interrupt the symmetry in a more dominant

manner than a single storey extension would.

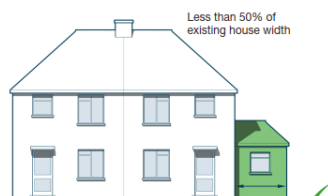


Photograph supplied in application documents.

Relevant to the impact on the street scene in this instance is the aforementioned SPG at Paragraph 10.4 which relates to single storey side extension. The guidance is as follows:

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.

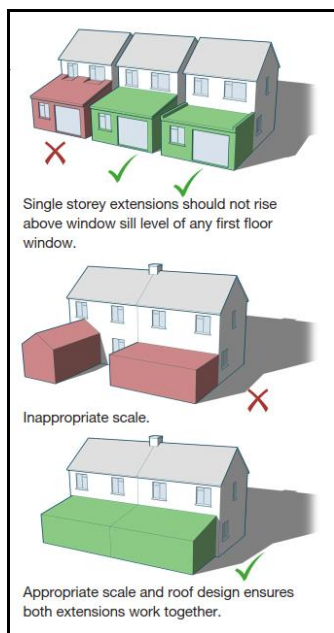
The proposed side extension would be set back by 0.6m from the front elevation. This would be a reasonable and evident setback from a single storey extension and would be similar to the neighbouring properties setback on their side extension. The width of the existing dwellinghouse is 8.6m and so at 4.12m wide, it would be just under half the width of the main dwellinghouse. The proposed [crown](#) roof would have a pitch with a section of flat roof which would not match the main roof and would contravene the guidance on flat roofs visible from the street scene. Due to the sloping side pitch of the main dwellinghouse, the only way to avoid a flat roof, would likely be to reduce the width of the proposed extension, similar to that at the neighbouring property. The proposed extension would use red brickwork to match the existing, with concrete roof tiles and aluminium framed windows and doors.

The rear part of the extension has different impacts, given its more discreet and less visible nature. Paragraph 10.2 of the Design Guide focussed on single storey rear extensions:

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

- **Depth:** The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- **Height:** Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- **Width:** Generally, extensions should not be of greater width than the original building.
- **Design:** Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- **Materials:** Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- **Overlooking:** Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/ properties.

- Light/Outlook: The 45 / 25 degree rule will primarily 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



With a 4.05m depth at single storey and in relation to the depth of the neighbouring property, the proposed extension would not be considered dominant as a result of its depth. The extension would not interrupt the ~~first floor~~first-floor windowsills or the eaves. The extension from the rear perspective would be greater than the width of the original building, contravening the guidance here. Again, the use of a part flat roof, on the rear element would not reflect the main dwellinghouse but on the rear element alone it may be considered acceptable, however the part flat roof which extends beyond the side, would further intensify the dominance of the extension which is greater than the width of the existing dwellinghouse.

The issues for this scheme relate to the roof form and width of the extension. Whilst from the front elevation it would be less than half the width of the dwellinghouse, at the rear it would be almost 1.5 times the width of the main dwellinghouse given its 'L' shape. This in itself, may not present a significant issue where the extension could be presented as a subordinate and characteristic design. However, the roof form here uses a part pitch, with flat roof, which when attached to this steep sloping roof with low eaves would ~~be incongruent and non-subservient-unsymmetrical~~. The flat roof is clearly used to prevent interruption to the eaves which as an alternative, would be viewed unfavourably. The solution therefore to avoid a flat roof and interruption of the eaves would be to reduce the width of the side extension. Given the large size of the utility/storage room and Kitchen/ dining room proposed, it would be possible to reduce the width and provide appropriately sized facilities, albeit smaller.

In the delegated report for planning refusal reference 20221007 the following assessment was made regarding the neighbouring properties single storey side extension:

'... this dwellinghouse is viewed in conjunction with its attached neighbour. Currently there is some

symmetry and whilst it is not generally expected that semi-detached dwellinghouses should adhere completely to the design of neighbouring properties to retain symmetry, there should be a balance between these dwellinghouse visually. The single storey extension to the attached neighbours dwellinghouse, is subservient follows the low sloping roofline and would have had minimal impact on that symmetry.'

~~Whilst a single storey extension in principle would not disbalance the symmetry of the dwellinghouses, given the already ascertained incongruent roof form and width, unlike this neighbours extension it would impact the symmetry of the dwellinghouses.~~

The agent in this instance was contacted regarding the roof form. They made comments regarding the use of similar roof form on nearby properties and the use of a similar roof in the example imagery in the SPD. It is noted that there are similar roofs on side extensions to other properties, but each application must be assessed on its own merits and given that these properties have different designs to the steep pitch of the subject dwellinghouse, there is a substantial difference between these instances. With regard to the example imagery including a crown roof similar to that proposed, in that example, the width of the flat roof and the pitch of the roof compliments the main house, providing the appearance of a similar roof form. This is not the case in this instance. Following this no further responses were received from the planning agent in the allotted time given and so a decision was made based on originally submitted plans and no amendments were put forward to this scheme.

~~Whilst it is disappointing that the agent has not taken the opportunity to improve the appearance of the scheme by reducing the width and altering the roof form, the scheme must be considered based on its merits. In this instance, the proposed single storey side and rear extension would be subservient in scale and appearance, whilst the roof form would not entirely reflect the main roof, it would contain a pitched element which does reflect the main roof and on balance, the proposed extensions would not result in significant harm to the character of the area.~~

On balance, the proposed development would ~~NOT~~ comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should 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 impact on neighbours will be assessed in the next section of the ~~the~~ report.

The proposed rooms would be greater than the required minimum space standards and the garden depth and area would be in exceedance of the minimum space standards required for garden amenity.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

1 Bunny Hill

This neighbour is located to the south and is attached. The proposed extension would have a marginal greater depth than this neighbour's rear extension of 0.6m. The photographs provided in the submitted documents and the rear elevations indicate that there is a brick wall between the properties. It also shows that the proposed extension would be lower in height than this neighbours property. Given the single storey nature, limited depths and height, there would be no significant impact in terms of overshadowing or overbearing bulk. There would also be no new first floor windows facing this neighbour's property.

Guestling

This neighbour is located to the north. The proposed extension would be 5.9m from this neighbour's side elevation. It is noted that there is a closer single storey outbuilding, although this is largely obscured by the close boarded fencing and planting at the boundary. The single storey extension would be adequately distanced from the neighbouring property and of such a height that it would not likely overbear or overshadow this neighbouring property. This is particularly the case given the obscuration from the boundary treatment. There would be no new first floor openings which would directly impact this neighbouring property.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

~~The proposed development by reason of its width and incongruent roof design would result in significant harm to the character of this area and would as a result fail to comply with the requirements of the Householder Alterations/Extensions Guide, Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework (2023) in terms of design, character and appearance. The proposed development would comply with all relevant national and local planning policies. The recommendation is therefore to approve.~~

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

Case Officer:	Ms Lisa Williams	Team Leader:	
Signed:		Signed:	
Dated:	15 th ²⁹ th January 2024	Dated:	

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