



Delegated Report

Householder Planning Application

Planning Application No: 20240122

Location: 97 Old Road West Gravesend Kent DA11 0LW

Description: Erection of single storey side/rear extension with roof lights.

Applicant: Mrs J Hammond

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

01 – Plans and Elevations as Existing

02 – Plans and Elevations as Proposed

03 – Site Location Plan

04 – Block Plans as Existing and as Proposed

Officer Note: It is noted that the existing and proposed plans, fail to show the dormers that are located to the front and rear of the property. Available images of the site show the dormers in situ and so the dormers will be considered as part of the site's current appearance, when considering this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20060779	Erection of single storey and first floor rear extensions to form enlarged kitchen at ground floor level and bathroom/wc at first floor level and construction of dormer windows in rear roof slope to form an ensuite shower room/wc.	Permitted	21.03.2007

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

- 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

Ward Councillors

No comments received.

Neighbouring properties

3no. surrounding properties were consulted, and 0 comments were received from members of the public. The final date to submit comments ended on 06.03.24.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

As the below image shows, this application relates to an end of terrace, two storey dwellinghouse, which sits on the corner of Old Road West and Lynton Road South. The area is densely populated and highly residential in character. There is a brick wall bounding the public footpath and the residential boundary.



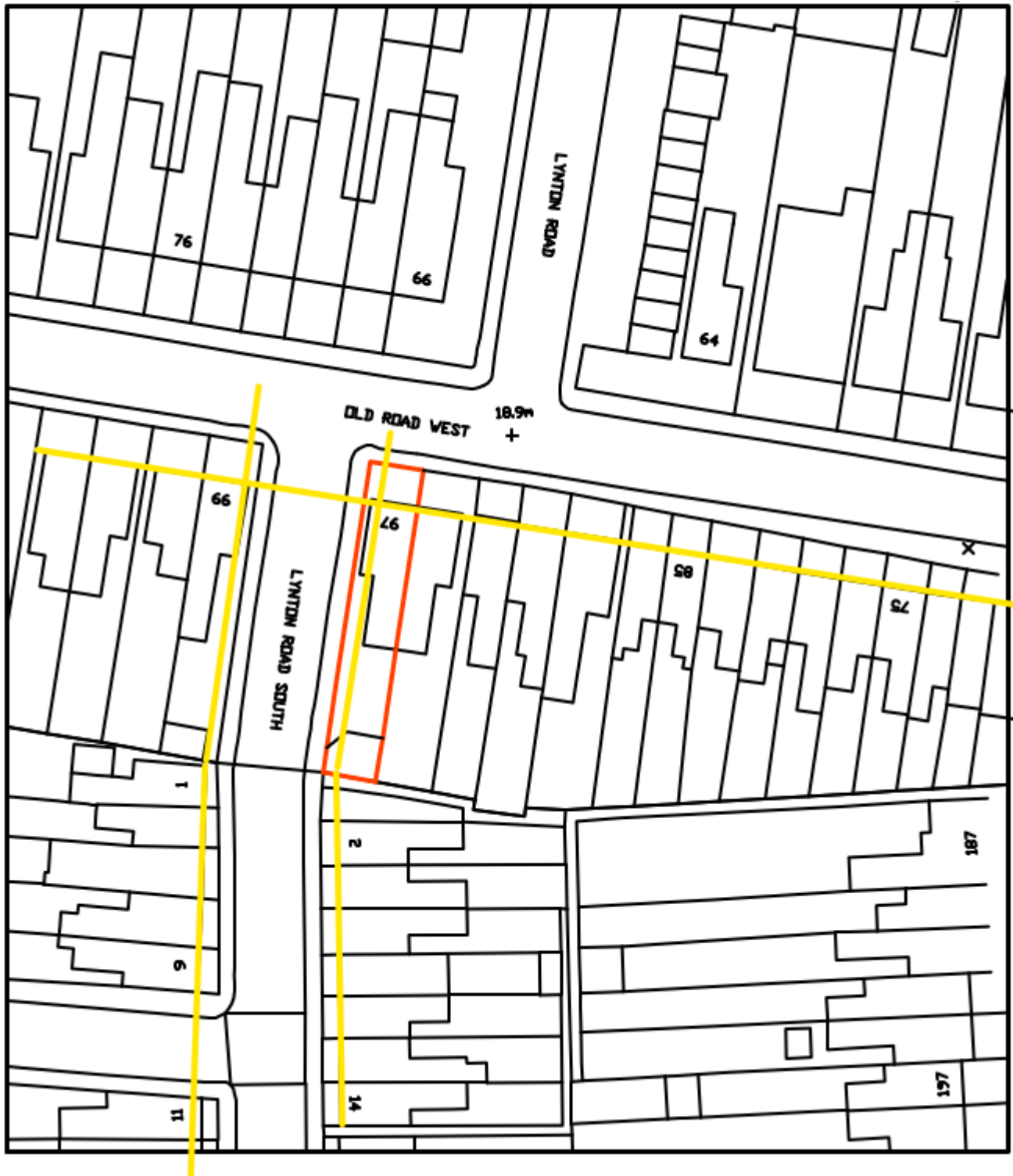
Image taken from Google Earth (2022)

Given the corner location of this dwellinghouse, there would be visibility of the side wall of extension particularly given that the existing boundary wall would be partially replaced with the side elevation wall of the extension. Therefore, the additions would have a greater impact on the character of the area than a dwellinghouse in a different position in the streetscene might. Given the greater prominence careful consideration of the impact of the development on the streetscene will be needed.

A single storey rear/side extension intended to extend the kitchen area was previously approved under planning reference 20060779. However, it appears that this addition is not currently present on the building so it was never built, or has since been removed. However, the dormers forming part of that proposal are present on the building.

The extension would be single storey and would use a flat roof, which would not be reflective of the main dwellinghouse. The scale of the additions in terms of increased floorspace would be appropriate when considered on its own. However, it would undoubtedly result in an elongated rear projection with single storey elements at the rear having larger footprint than the main two-storey dwellinghouse. It would also result in the single storey elements at the rear being wider than the main dwellinghouse, with side projection beyond the existing side elevation, resulting in an incongruent and non-subservient appearance. The proposed extension would use painted render. The existing building is rendered externally. It is also noted that the side extension would remove all street facing windows resulting in a blank facade which would have a negative impact in terms of passive surveillance of the street at this corner point.

When considering extensions to corner plots, it is important to assess whether there are predominant building lines in the area, and whether the development would impact this. The below map has been annotated to include yellow lines to show the predominant building lines;



It is expected that where the road angles there may be some variation in built frontage and both number 99 and 97 slightly step beyond the general building line. However, there are no examples of built form immediately on the boundary in the immediate vicinity of the area.

The Householder/extensions/Alterations Design Guide was adopted in 2021 provides specific guidance on both extensions to houses on corner plots and single storey side extensions, both would be relevant.

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.

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.

During discussions with the agent on potential amendments, which were not forthcoming, the agent raised examples of built form on the boundaries of two other properties. The first is 137 Old Road West (application ref 20140141) and 47 Trosley Avenue (application ref 20140050). Images of both sites are included as follows:



137 Old Road West. Google Earth Image taken in 2022.



47 Trosley Avenue. Google Earth Image taken in 2022.

With regard to the side extension at 137 Old Road West, there are some key differences to that proposed by this application; the roof is pitched, the extension on this property is set in from the boundary and it is to the side of the main dwellinghouse and is not significant in depth.

Whilst 47 Trosley Avenue does show an example of large development on the boundary and in this case two-storey, it does serve as an example of the harm that a large blank façade directly on the street boundary can have on the streetscene and character of the area. Again, in this case it is also pitched, with some windows and not as extensive in depth as the proposed development.

It should also be noted that both applications were decided in 2014. The Householder/extensions/Alterations Design Guide was adopted in 2021. So, the officers assessing those applications were assessing them under different requirements that were considered appropriate at that time. The Design Guide makes it clear that any projection forward of the building line on the return street must be carefully considered as it would be highly visible. In this case, careful consideration has been undertaken in line with the 2021 guidance and it is evident that the deep and wide extension would be prominent on the return street, with a blank façade which would unjustifiably harm 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. The applicant would be advised to step the extension back so it does not protrude past the flank elevation of the property.

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 report.

The proposed development would enlarge the existing kitchen and breakfast room to a total floorspace for the combined kitchen and breakfast room of 3809m squared. The minimum required floorspace of a comparable Kitchen/diner is 12m squared as per the Residential Layout Guidelines (2020). As a result of the additions the rear garden area would be reduced to 54.7m square and 9.2m in depth. A four bedroom property is required to provide a minimum garden area of 100m squared and minimum depth of 10m from the rear wall.

The proposal fails to provide high quality amenity space and will result in poor living standards for future occupants. The development would **NOT** comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

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.

Given the position of the extension and its flat roof, and lower height than the existing single storey rear projections, it would not directly impact any residential neighbours.

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 scale, dominant positioning immediately on the return street, significant depth and poor design in terms of the resultant blank façade, would result in significant harm to the character of this area and would as a result fail to comply with the requirements of Policy CS19 (Development and Design Principles) of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (2023) in terms of design, character and appearance.

The proposal fails to provide high quality amenity space and will result in poor living standards for future occupants and as such would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be designed and constructed to safeguard the amenity of its occupants and paragraph 130 of the National Planning Policy Framework (2023) and SPG2 Residential Layout Guidelines (2020).

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd April 2024	Dated:	03 April 2024