

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240670

**Location:** 96 Beaumont Drive Northfleet Gravesend Kent

**Description:** Erection of two storey side extension.

**Applicant:** Mr Singh

**Site Visit Date:** 10 September 2024

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Red line site boundary plan;  
Drawing no. A101 Existing layouts;  
Drawing no. A102 Existing elevations;  
Drawing no. A103 Proposed layouts;  
Drawing no. A104 Proposed elevations; and  
Drawing no. A105 Site location, existing and proposed block plans.

### Relevant Planning History

| Reference | Description                                                    | Decision  | Decision Date |
|-----------|----------------------------------------------------------------|-----------|---------------|
| 20050918  | Outline application for the erection of a detached dwelling.   | Refused   | 16.12.2005    |
| 19800058  | Erection of single storey side extension to form kitchen diner | Permitted | 18.03.1980    |

### 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
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- P5 – Exceptions to the Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

#### Other Relevant Guidance

- None

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

#### GBC Environmental Protection Team (Regulatory Services)

Code of Practice on Construction and Demolition:

Please apply as appropriate to minimise any impact on nearby dwellings.

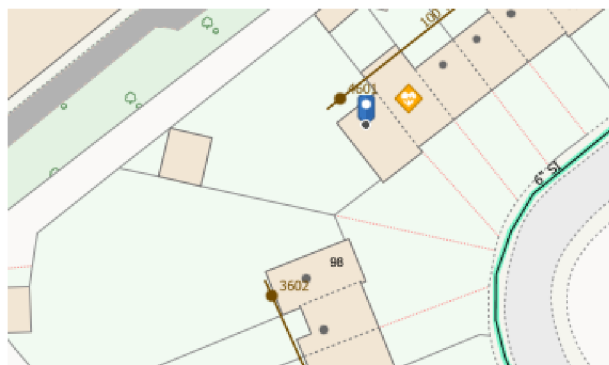
#### Watching Brief:

The site falls within the buffer zone of a historic landfill site. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

#### Southern Water

From the information received, we can see no evidence of the applicant using the existing wastewater connection and Surface Water scheme. If this is the case, Southern Water will need to be informed, until then we are unable to comment fully on this proposal.

Please also see attached our GIS document indicating an existing public sewer in the vicinity of the development. Please be aware of this for any future plans for the development.



### Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. One representation (an objection) has been received and is summarised as follows;

- Queries whether all works would be within the site boundary and if notice would be given before building works commence.
- No access is available from no. 98 Beaumont Drive.
- The proposal would restrict future extensions at no. 98 Beaumont Drive.
- The application site slopes north to south. The development could lead to flooding on the southern side.

The overall consultation period expired on 30 August 2024.

### **Officer's Analysis**

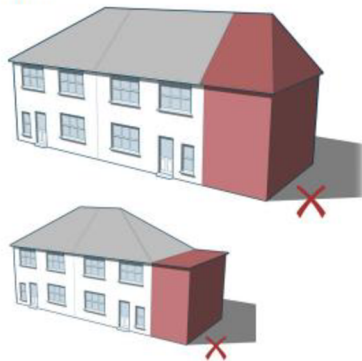
#### Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character;



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



Incorrect extensions in terms of position, scale and roofline.

The proposed development would result in a large and bulky, two storey side extension, which although set back 0.4 metres from the front building line, would have a roof which is a continuation of the existing (with no set back or set down). In addition, the proposed extension would have a width of four metres on a property that is 5.8 metres wide (half width 2.9 metres). As such, the proposal would not appear subservient to the size of the existing dwelling. Furthermore, the proposed window designs would not match with those existing at either the front or the rear of the building.

The positive features of the proposal are that the roof design and external facing materials would match with those existing and that the extension would be set some 2.7 metres away from the side boundary of the application site. However, these positive features do not outweigh the significant negative aspects of the proposal.

Whilst it is noted that there are numerous examples of large, two storey side extensions in the wider area of Beaumont Drive, these were granted prior to the adoption of the Householder Extensions/Alterations Design Guide (2021) and arguably, many are detrimental to the character of their existing buildings and the surrounding street scene.

Opposite the application site, are nos. 79 and 89 Beaumont Drive. Whilst these properties have large, two storey side extensions, with no set backs (appearing as continuations of the original terrace), and are not subservient to the original property, they are not situated in the same corner location and were granted planning permission prior to the design guidance. Therefore, these extensions are not directly comparable to the development, which is the subject of this application.

Overall, by virtue of its size, bulk and design, the proposed development would not be subservient to the existing dwelling and would introduce features that are not in keeping with existing building. As such, the proposal would be out of character with the building, detrimental to the visual amenities of the street scene and contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and to the Householder Extensions/Alterations Design Guide (2021).

#### Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for a double and single bedroom in the NDSS and the residual garden, would significantly exceed the minimum requirement for a dwelling with four or more bedrooms in the RLG.

It is noted that the proposal would result in the loss of two side windows (a kitchen and hallway) but due to the proposed kitchen having a large bi-fold door there would be no significant loss of natural light. As the hallway is a non-habitable room, any loss of natural light would not have a significant adverse impact on residential amenity.

Overall, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 98 and 94 Beaumont Drive (located to the

south and north east respectively).

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevation of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) requires new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

Saved Policy P5 of the Gravesham Local Plan First Review (1994) allows for a relaxation of the vehicle parking standards for changes of use of buildings, the sub-division of existing dwellings and minor extensions in certain circumstances and provided that existing on-street parking problems are not unduly exacerbated.

The proposed development would result in the dwelling increasing from three bedrooms to four/five bedrooms (the proposed study is currently a bedroom and should be assessed as such) and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area can accommodate two vehicles.

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces and a four or more bedroom dwelling should have three parking spaces. It is noted that the frontage at the application site has sufficient space to accommodate an additional parking space, which had there not been design grounds for refusal, would have been requested as an amendment to this proposal.

It is also noted that the application site is located in a sustainable location, close to local shops and services and various bus routes. On street parking is available in Beaumont Drive but it is in relatively high demand. By virtue of the increase in bedrooms, the proposed development would result in a small increase in demand for on-street parking in the surrounding area, however, this increase would be unlikely to significantly undermine highway safety.

Overall, it is considered that the proposed development would not be detrimental to highway safety and would not exacerbate existing on-street parking problems. As such, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy P5 of the Gravesham Local Plan First Review (1994).

#### Any Other Material Planning Considerations

The application site is located within the buffer zone for the Northfleet Power Station historic landfill site and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line

with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site has a Southern Water sewer pipeline located at rear of dwelling. A local resident has identified that the application site slopes north to south and raises concerns that the development could lead to flooding on the southern side. Southern Water have provided comments (including queries regarding waste and surface water drainage) that can be given to the applicant in an informative attached to any planning permission granted. Although unspecified, it is likely that the proposed development would utilise existing foul and surface water drainage arrangements. Had there not been design grounds for refusal, clarification of this could have been requested. However, it is noted that the proposed arrangements for wastewater and surface water drainage would be subject to Building Regulations.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

A local resident has raised a number of concerns and where they have not been covered in the above discussion, they are summarised (in italics) and commented on as follows;

- *Queries whether all works would be within the site boundary and if notice would be given before building works commence* – the submitted drawings do not show any encroachment over the boundaries of the application site. Notice of works is not a planning consideration but would be covered by the Party Wall etc Act 1996.
- *No access is available from no. 98 Beaumont Drive* – this is noted.
- *The proposal would restrict future extensions at no. 98 Beaumont Drive* – as a purely private interest, the potential for future extensions at a neighbouring property is not a material planning consideration. Notwithstanding this, due to its distance from the site boundary, it is unlikely that the proposal would adversely affect future development at the adjacent property. Furthermore, the proposal must be determined with reference to existing circumstances and not a hypothetical future situation.

## Conclusion & Recommendation

The proposed development would match with the roof design and external facing materials of the existing building and would have no adverse overlooking, overshadowing or overbearing impacts to surrounding residential occupiers. Furthermore, it would not be detrimental to the residential amenity of future occupiers or highway safety. All of which weigh in support of the proposal. However, the design of the proposed development would lead to a bulky extension, with excessive width and inappropriate fenestration that would not be subservient to the existing building and would be detrimental to the character and appearance of the existing building and the street scene.

Overall, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits and therefore planning permission should be refused on design grounds.

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

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 11th September 2024                                                                 | <b>Dated:</b>       | 12 September 2024                                                                     |