

Delegated Report

Householder Planning Application

Planning Application No: 20230331

Location: 247 Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of two storey rear/side/front extension and two storey rear extension with one roof lanterns and terrace, single storey rear extension. Construction of a roof dormer on the front roof, conversion of the roof space into habitable room and installation of roof lights to the slope. Garage front double extension, internal layout alteration and associated ground rear roof terrace and landscape.

Applicant: Mr & Mrs Khushwant Bhangle

Site Visit Date: 19.05.2023

Submitted Documents/Plans

- Application Form
- Drawing No: 24-2021.247-PL01 (Site Location Map)
- Drawing No: 24-2021.247-PL02 (Existing Block Plan)
- Drawing No: 24-2021.247-PL03 (Existing Site Plan)
- Drawing No: 24-2021.247-PL04 (Existing Ground Floor Plan)
- Drawing No: 24-2021.247-PL05 (Existing Ground Floor Plan)
- Drawing No: 24-2021.247-PL06 (Existing Roof Plan)
- Drawing No: 24-2021.247-PL07 (Existing Front Elevation)
- Drawing No: 24-2021.247-PL08 (Existing Rear Elevation)
- Drawing No: 24-2021.247-PL09 (Existing Flank elevation to No.245)
- Drawing No: 24-2021.247-PL10 (Existing Flank elevation to No: 247a)
- Drawing No: 24-2021.247-PL11 (Existing Front Scene Elevation)
- Drawing No: 24-2021.247-PL12 (Proposed Ground Floor Plan)
- Drawing No: 24-2021.247-PL13 (Proposed First Floor Plan)
- Drawing No: 24-2021.247-PL14 (Proposed Loft Floor Plan)
- Drawing No: 24-2021.247-PL15 (Proposed Roof Plan)
- Drawing No: 24-2021.247-PL16 (Proposed Front Elevation)
- Drawing No: 24-2021.247-PL17 (Proposed Rear Elevation)
- Drawing No: 24-2021.247-PL18 (Proposed Flank Elevation to No 245)
- Drawing No: 24-2021.247-PL19 (Proposed Flank Elevation to No 247a)
- Drawing No: 24-2021.247-PL20 (Proposed Section Flank Elevations)
- Drawing No: 24-2021.247-PL21 (Proposed Front Street Elevation)
- Drawing No: 24-2021.247-PL22 (Proposed Rear Street Elevation)
- Drawing No: 24-2021.247-PL23 (Proposed Site Plan)
- Drawing No: 24-2021.247-PL25 (Proposed Front and Rear Section)

Supplementary Information

- Design Access Statement.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20180732	Demolition of existing house; erection of a three storey building to accommodate ten, two-bedroomed flats; alterations to existing access; laying out and construction of vehicle parking and circulation areas, bin store and landscaping works.	Refused	24.05.2019
20150472	Application for approval of conditions 3 & 8 attached to planning permission reference no. 20140178 relating to details and samples of all external materials and landscaping scheme.	Approval of Details	28.07.2015
20140178 PP- 03194917	Erection of a detached two storey dwelling house with integral garage.	Permitted	17.07.2014
19880684	Outline application for erection of single storey dwelling and garage and alterations to vehicular access to a classified road.	Refused	14.09.1988
19871018	Outline application	Withdrawn	11.10.1988
19791148	Erection of single storey side extension to form lounge and patio	Permitted	07.02.1980

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

No comments received.

Neighbouring properties

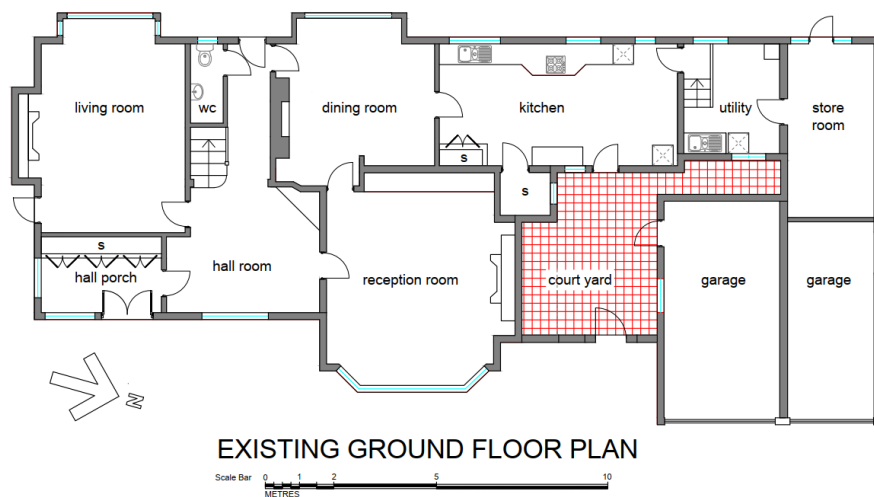
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 6th June 2023 and no comments were received.

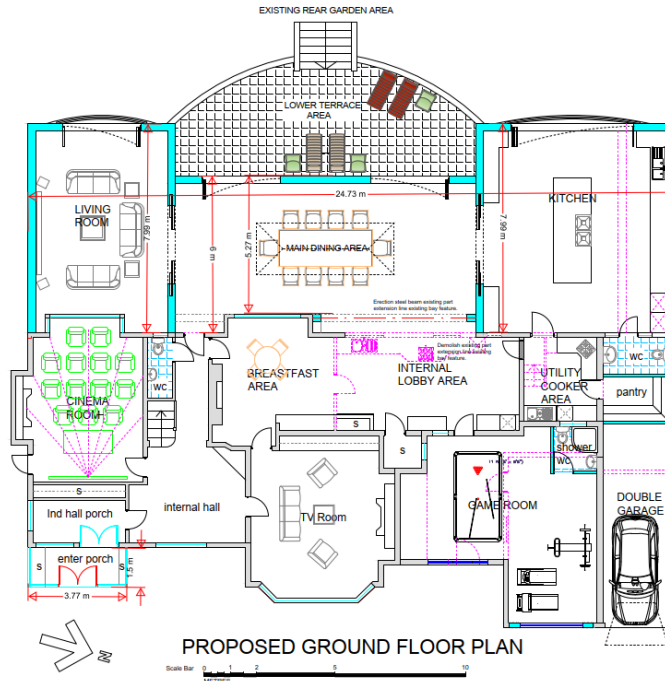
Analysis

Proposal

The proposal comprises several elements. The first is for the erection of a two storey rear/side/front extensions.

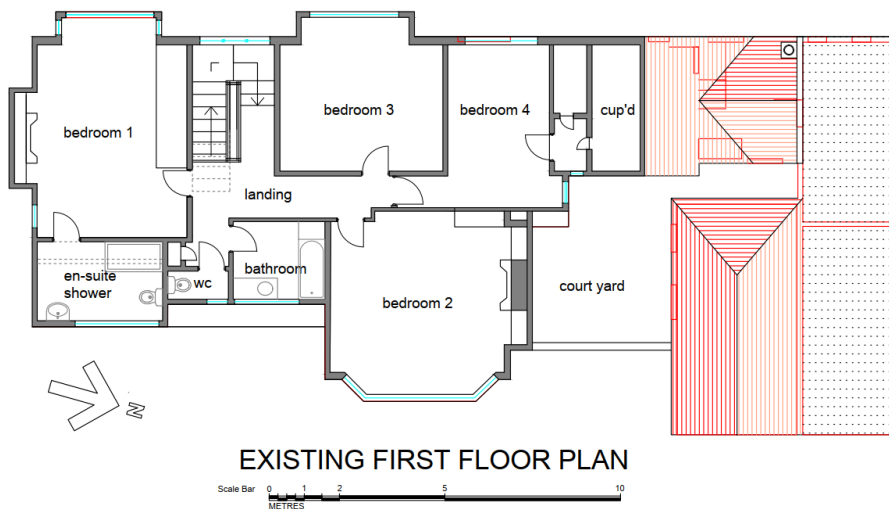
The extensions to the ground floor level would be situated mainly to the rear of the property, with only a porch being added to the front. There will be five openings in the front elevation excluding an existing garage door. The windows will serve living spaces a hallway and an entrance area. One window will replace an existing garage door and will result in conversion of the garage into a habitable room. There will be a new window introduced in the northern flank elevation which will serve a wc and four bifold doors in the rear elevation which will serve the kitchen area and a living room. The single storey rear extension will also include a roof lantern. There will be no further windows or doors in the southern flank elevation.

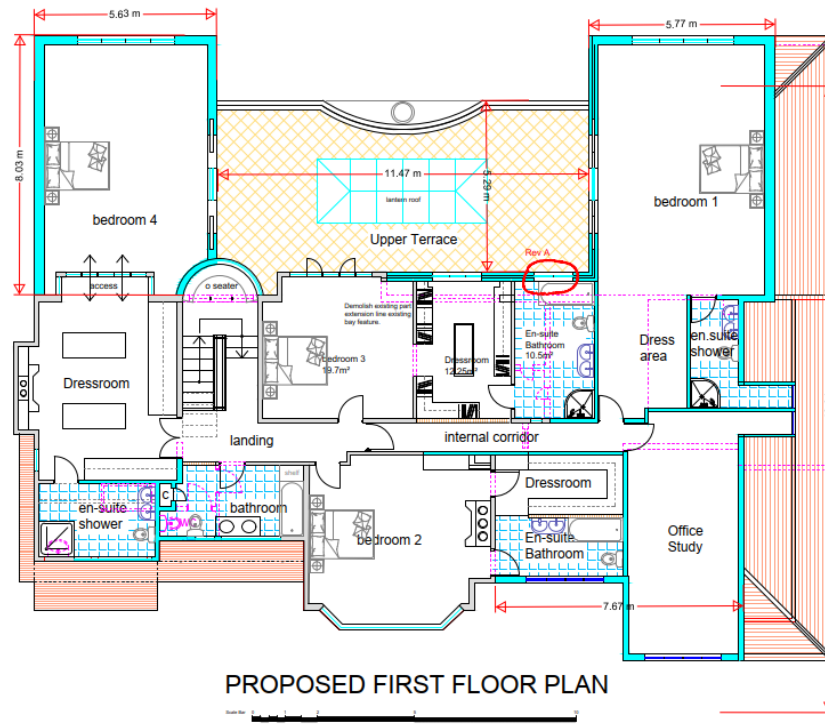




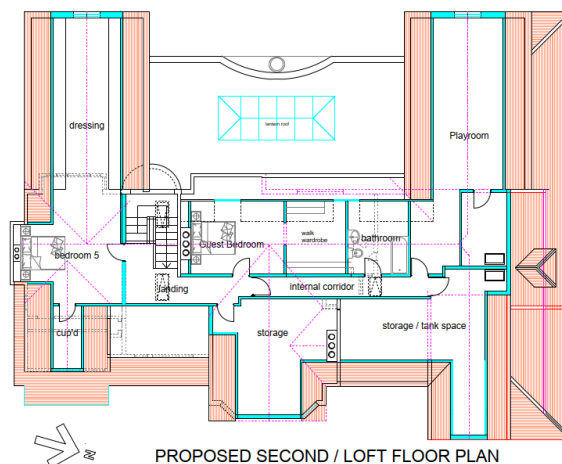
There are several extensions proposed at first floor level which will include extensions to the front, rear and northern flank elevation. The two storey extensions will be situated to the rear of the property with first floor extensions taking place to the north. The existing dormer in the front elevation will be replaced with a front facing gable and a further first floor gable will be introduced to the northern side of the development.

In total there will be five windows at first floor level in the front elevation which will serve bedrooms, bathrooms and an office/study area. In the northern flank elevation, there will be a dormer window serving an ensuite and office space. There will be no additional windows at first floor level in the southern flank elevation. To the rear of the property there will be the introduction of a first-floor terrace area which will be accessible via bedrooms 1, 3 and 4. There will be six windows in the rear elevation which will serve bedrooms, dressing rooms and ensuites. There will be a further two sliding doors facing into the terrace area which will be accessible via bedrooms 1 and 4.

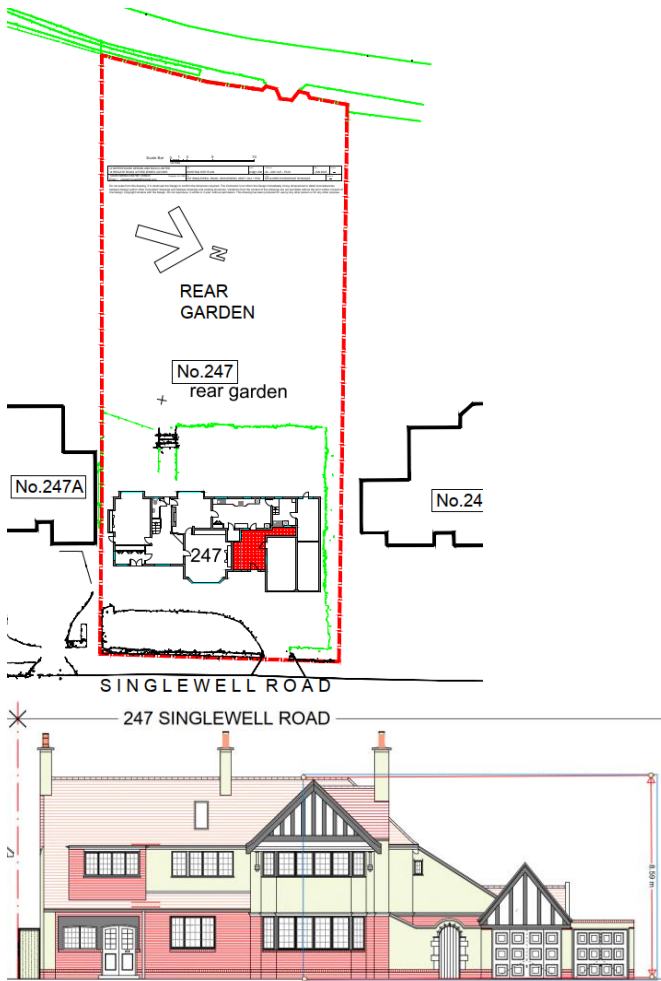




The proposal also seeks to convert the roof space into habitable rooms. The proposal will introduce a further roof light in the front elevation to serve a corridor and there will be two dormers and a roof light in the rear elevation to serve a dressing room, playroom, and a landing. There will also be two dormers in the rear elevation to serve a bedroom and a bathroom. The roof lights in the northern elevation will serve storage and tank space.



The development will be constructed using materials to match the existing dwelling. The proposal mentions changes to the landscape, however there are not sufficient details provided except for a minimal reference in the design and access statement. Should permission be forthcoming a condition can be imposed to ensure that a landscape plan showing the soft and hard landscaping is submitted and approved by the Local Planning Authority to ensure there is sufficient biodiversity on the site.



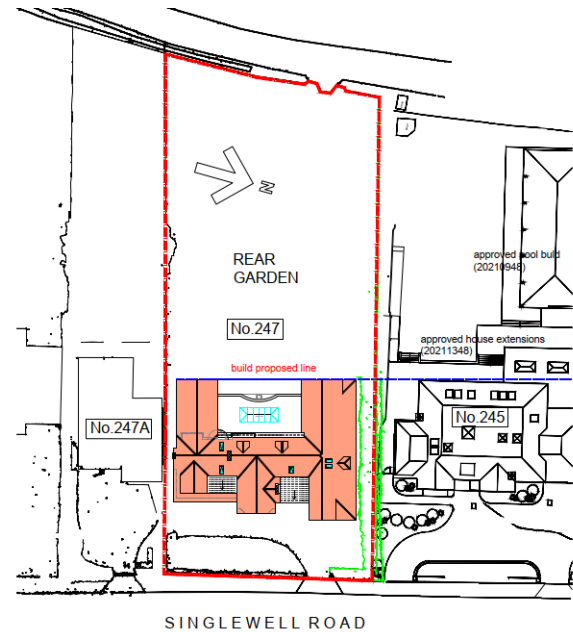
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE / FLANK ELEVATION
(view to No. 245 singlewell road)



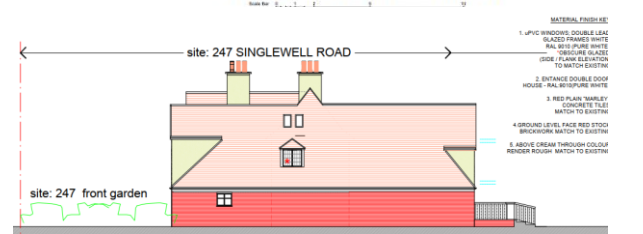
PROPOSED SITE PLAN (CONTEXT)



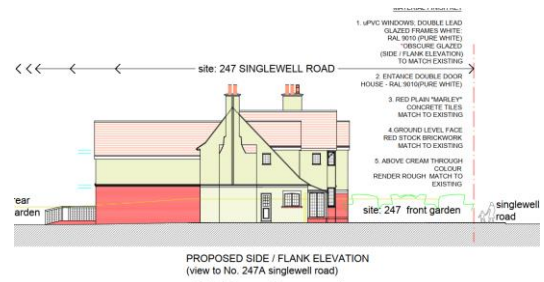
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

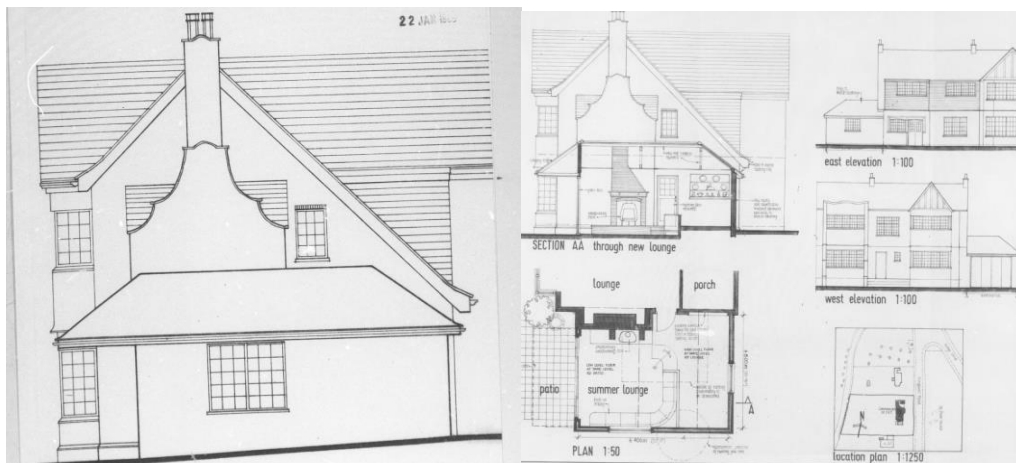


PROPOSED SIDE / FLANK ELEVATION
(view to No. 245 singlewell road)



Character and Appearance

No 247 Singlewell Road is an arts and crafts style, detached four-bedroom house in use as a single-family dwelling. The site originally had a large side garden which was developed into an independent detached house. The site was also extended to the north by way of a single storey side extension circa 1979, the extension was permitted on the southern flank elevation, however it has been constructed on the northern side and includes a garage which has possibly been constructed without the benefit of planning consent. However due to the passage of time these structures are now lawful.



247 Singlewell Road is situated on an incline that slopes down towards North, the rear garden also slopes down towards the west, the land to the rear of the property forms part of Mid Kent Golf Club. The general street scene is varied with properties of different designs and types, many of the neighbouring homes are substantial and situated on generous plots. The proposal will see the existing house extended to accommodate additional bedrooms and conversion of the roof space into habitable rooms and storage. The bulk of the alterations will be at first floor level on the Northern Flank and over two storeys to the rear. The proposal also shows some alterations to land levels to the rear to allow for the creation of a ground floor terrace area, however the increase to the land levels is minimal.

The dwelling is situated on a plot which measures approx. 2000sqm, the current dwelling and garages have a footprint of approx. 243sqm, the proposed footprint will be approx. 419sqm. The proposed alterations are vast and will add a significant amount of bulk and massing to the dwelling. The proposed alterations to the first floor on the northern side of the plot will reduce the visual gap between the application site and No.245 Singlewell Road, this will increase the built form on site and wider area and will elongate No. 247.



The extensions located on the northern flank play an important role in enhancing the appearance of the

dwelling and such extensions need to be designed with a balanced and sympathetic approach. Whilst it is accepted that the alterations are in keeping with the arts and crafts character of the original dwelling, the proposed alterations do not enhance or improve the overall character of the house. The resultant dwelling appears over developed with the extensions appearing as an incongruous addition.

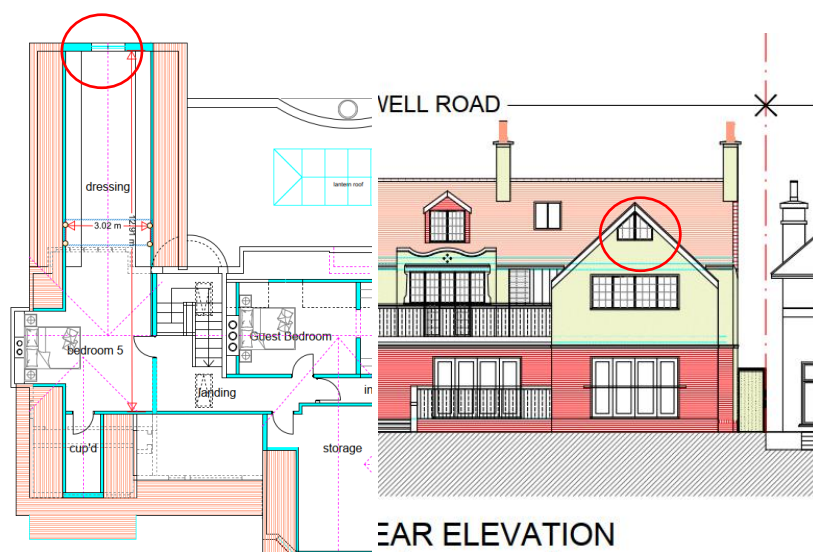
The extensions situated to the rear are large, at 8m they would also add a significant amount of bulk and massing to the original dwelling, such extensions should be avoided as they return dark internal spaces which lack natural light. This is evident from the internal floor plans which show some ground floor areas as having extremely limited natural light.

The proposed development, by virtue of the bulk, massing and position of roof extensions, would cause harm to the appearance of the original dwelling, and cause it to appear elongated and overdeveloped. The development would therefore fail to constitute good design and be materially harmful to the character and appearance of the host building and street scene. The application is therefore contrary to CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance (2021) and Para 130 National Planning Policy Framework (2021).

Amenity of Future Occupiers

Post development there will be sufficient garden space to meet the needs of the dwelling. There is concern that some of the secondary living spaces will have limited access to natural light, however given that the spaces are secondary this would not be materially harmful so to warrant a refusal.

There are concerns relating to bedroom No.5 which will be located in the roof slope. This bedroom will be extremely long and narrow with natural light only being available through a small window opening which will primarily serve the dressing room area. The limited outlook and natural light is harmful to the wellbeing of existing occupants and fails to secure a high standards of living conditions.

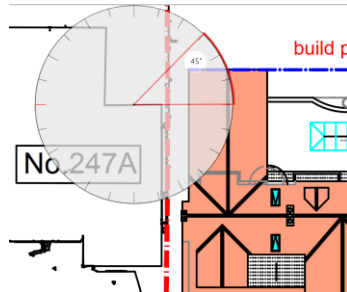


The proposal will result in poor levels of light and outlook to bedroom 5 which will be served by a window primarily serving a dressing area. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Neighbouring Amenity

Should permission be forthcoming a condition will be imposed to ensure any windows serving a w/c or shower room are obscure glazed and top hung to maintain the privacy of existing occupiers.

The application site is situated approx. 1.5m away from the neighbouring property known as No 247a Singlewell Road. The 45-degree test was carried out to ensure the proposed rear extensions did not impact outlook from windows serving habitable rooms. Due to the path of the sun, the proposed development is not liable to impact light levels received by this property and the outlook is also adequately safeguarded.



Due to the path of the sun No. 245 Singlewell Road may be impacted by a loss of light, however there are mature trees between the application site and 245 which already block out some of the existing light and offer screening. There are two windows proposed in a dormer in the Northern elevation of the application site which face directly towards 245, however these windows will serve a shower and a secondary window for an office room. The windows positioned in the side roof slope of No. 245 serve a dressing room and ensuite.

The proposed roof terrace is contained within a horse shoe courtyard arrangement and so this will limit some of the views available from within the application property, however should there be a seating arrangement on the edge of the terrace, it would potentially offer direct views into the garden areas of the neighbouring properties. No 247a would be impacted the most as there are no trees to offer screening or privacy, furthermore in the event there were trees in place these would not offer guaranteed privacy as they could be removed or during the winter months the loss of green leaves would open up views.

The proposed roof terrace would result in overlooking and loss of privacy to neighbouring gardens. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Parking and Highway

There is adequate parking provision to the front of the application property despite there being a loss of a garage and subsequent increase to the number of bedrooms. The proposal therefore complies with the requirements of SPG4 – KCC Parking Standards.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below reasons:

The proposed development, by virtue of the bulk, massing and position of roof extensions, would cause harm to the appearance of the original dwelling, and cause it to appear elongated and overdeveloped. The development would therefore fail to constitute good design and be materially harmful to the character and appearance of the host building and street scene. The application is therefore contrary to Gravesham Local Plan Core Strategy Policy CS19. SPD4 – Householder Alterations and Extensions Guidance (2021) and Para 130 National Planning Policy Framework (2021).

The proposal will result in poor levels of light and outlook to bedroom 5 which will be served by a window primarily serving a dressing area. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The proposed roof terrace would result in overlooking and loss of privacy to neighbouring gardens. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

(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:	22nd June 2023	Dated:	26th June 2023