



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240939

**Location:** 244 Singlewell Road Gravesend Kent DA11 7RE

**Description:** Erection of a two storey rear and two storey side extension.

**Applicant:** Mr Davinder Aujla

**Site Visit Date:** Desktop - Photos provided with application submission

### Preliminary Matters

A neighbour representation objecting to the proposal, highlighted inconsistencies with the plans and potential encroachment, amongst other things. As neighbour comments are available to view on public access, the agent contacted the department and emailed revised plans to the Local Planning Authority on 09/12/2024, along with a response to each point raised by the neighbour representation. Notwithstanding this, the Case Officer did not invite the revised plans in, and, in any case, the revisions are not considered to sufficiently overcome the evident conflict the proposal has with planning policy and guidance. The agent was contacted on 18.12.24, in order to advise that the application would not be supported, the revised plans would not be added to the application file, and that the application would be refused as the proposal does not accord with policy and guidance. As such, the application shall be assessed as submitted in the report below.

### Submitted Documents/Plans

- Application Form;
- OS Plan;
- Drawing no. P1 – Existing Ground & First Floor Layout Plans;
- Drawing no. P2 – Existing Elevations;
- Drawing no. P3 – Proposed Ground & First Floor Layout Plans;
- Drawing no. P4 – Proposed Elevations;
- Drawing no. P5 – Existing & Proposed Site Layout Plan;
- Planning Statement.

### Relevant Planning History

| Reference | Description                                                                   | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------|-----------|---------------|
| 19770870  | Erection of two storey extension at rear to form kitchen with bedroom over    | Permitted | 30.11.1977    |
| 19770250  | Erection of two storey rear extension to form kitchen shower room and bedroom | Permitted | 03.05.1977    |
| 19490669  | Erection of a private garage and store                                        | Permitted | 29.10.1949    |
| 19490560  | Land for a detached house                                                     | Permitted | 01.07.1949    |

|          |                                                                        |           |            |
|----------|------------------------------------------------------------------------|-----------|------------|
| 19480178 | Erection of two blocks of three houses and two blocks of three garages | Permitted | 29.11.1948 |
|----------|------------------------------------------------------------------------|-----------|------------|

## 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 response received.

#### Neighbouring properties

Six surrounding properties were consulted, the overall consultation period expired on 05.11.24 - one representation was received. The representation objected to the proposal the comments of which are summarised below:

- Drawings are inaccurate and misleading, the front wing is shown differently on the location plan and site plan, and the application should be invalidated.

- The development would overshadow their property, adversely impacting the enjoyment of their property and its amenity;
- The proximity to the boundary raises concerns and the guttering would encroach on their property. Certificate B should have been signed instead of Certificate A, application should be invalidated;
- Proposed two storey extension, tight to the boundary would be alien to the streetscape and would create a terracing effect, contrary to Council policy;
- Should the proposal be permitted, it would be impossible to maintain their property and they would be unable to clean their gutters and attend to their chimney stack;
- The development would not be subservient to the original dwelling;
- Refers to the terracing effect and the requirement for subservience in relation to the Borough Council's Supplementary Planning Document, Householder Extensions/Alterations Design Guide which deals with two-storey side extensions;
- Plan discrepancy - the wing at the rear would either have double gabled roofs or double hipped roofs, proposal should also be invalidated for this discrepancy;
- The window to proposed bedroom 4 will overlook their rear garden and one of their bedrooms harmful to their privacy and enjoyment of their garden, privacy distances are less than the minimum 21m privacy distance, (26m for back gardens) - refers to the Council's Extensions/Alterations Design Guide and SPG2 concerning minimum privacy distances;
- One of their trees would be adversely affected by any building works so close to it;
- GBC refused a similar proposal for the same applicant at No. 375A Singlewell Road (20200864) That proposal included work tight to the boundary with No.377, similar in this particular respect to this current proposal for No. 244;
- They consider the current proposals for No. 244 should be invalidated or else be refused on similar grounds for those for No. 375A ; namely that the proposals, by virtue of their size, design and siting against the boundary would be overly dominant additions and cramped forms of development harmful to the character of the host dwelling and the street scene and additionally they would be overbearing to them and would generally be unneighbourly extensions.

Comments relating to design, character and appearance, along with the impact on amenity are material planning considerations that shall be assessed in the report below.

### **Site Description and Context**

No. 244 Singlewell Road is a two storey detached dwelling fronting the western side of Singlewell Road.

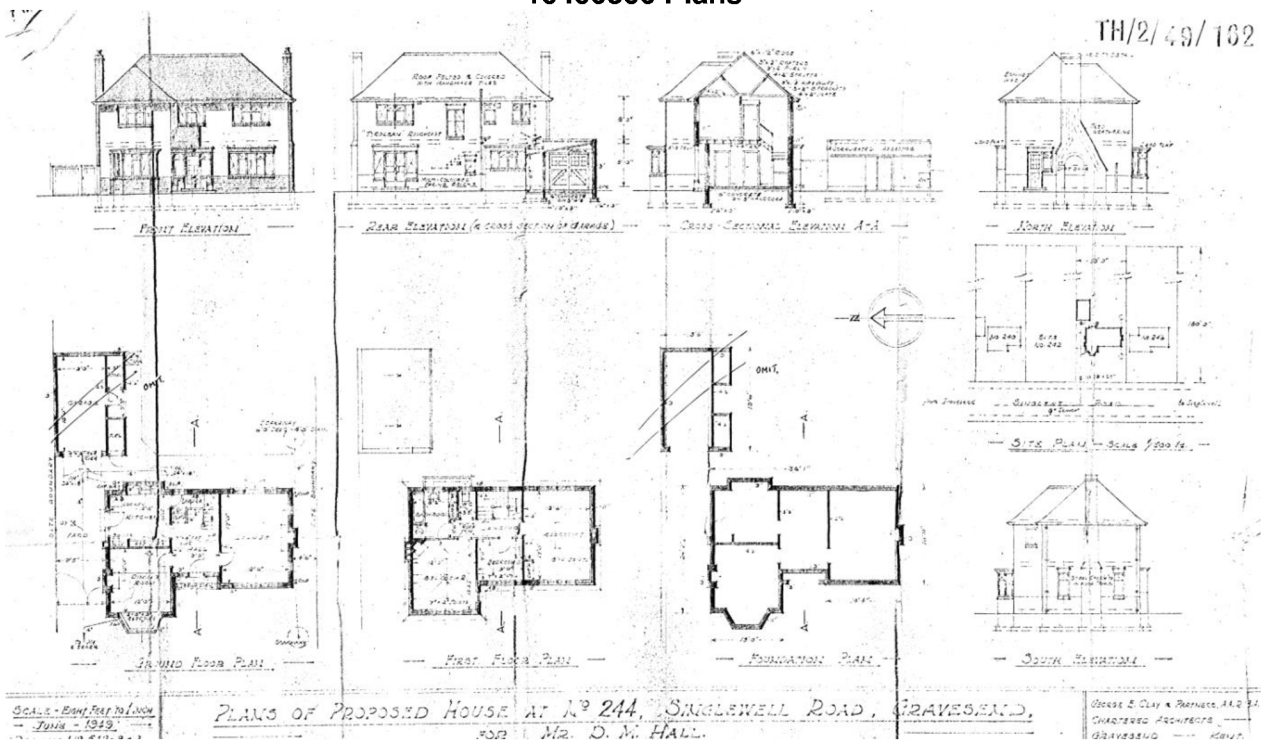
**Photo provided with this application**



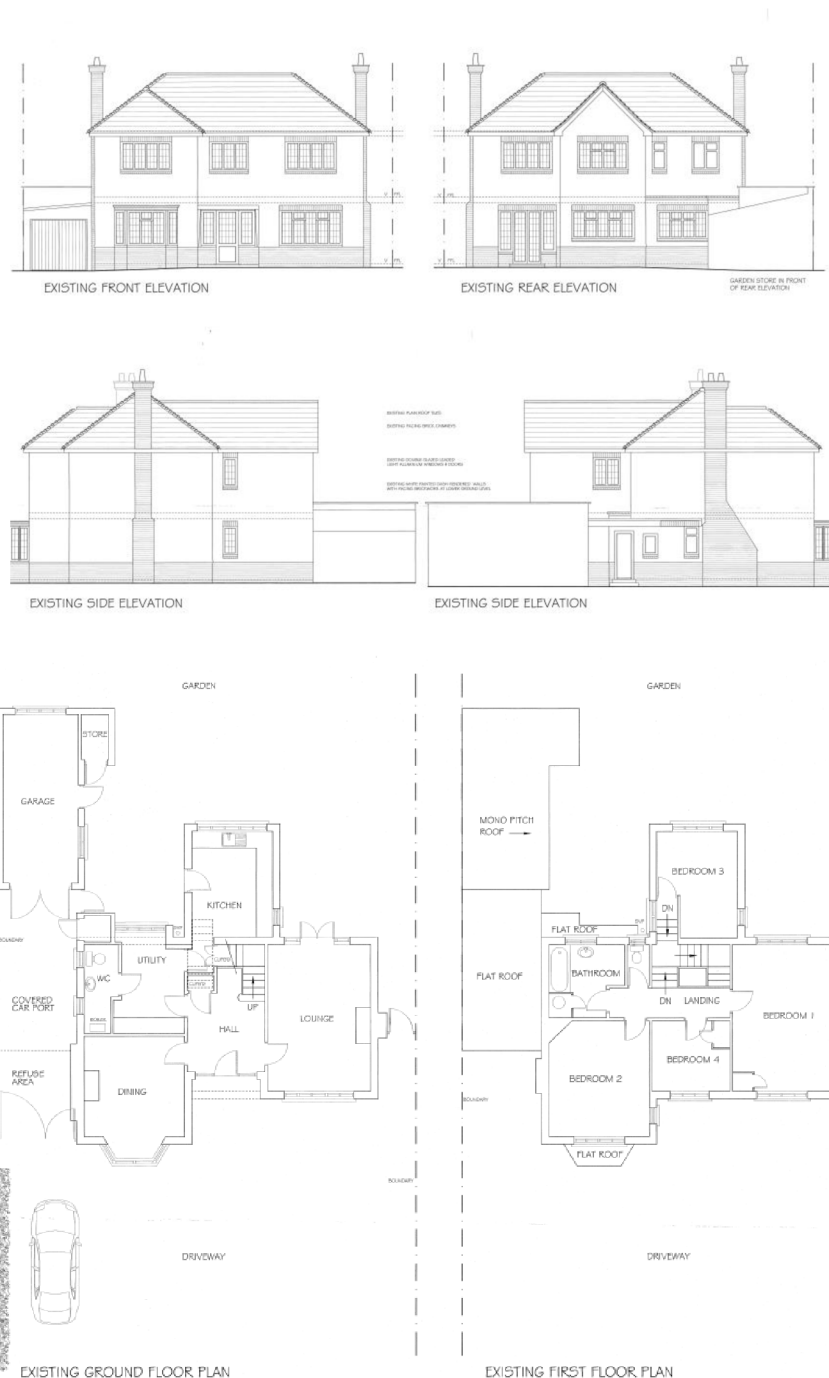
**EXISTING FRONT ELEVATION ON SINGLEWELL ROAD**

As evidenced by the planning history of the site, the dwelling has already been previously extended:

**19490560 Plans**



**Existing Plans Included with this current Application**



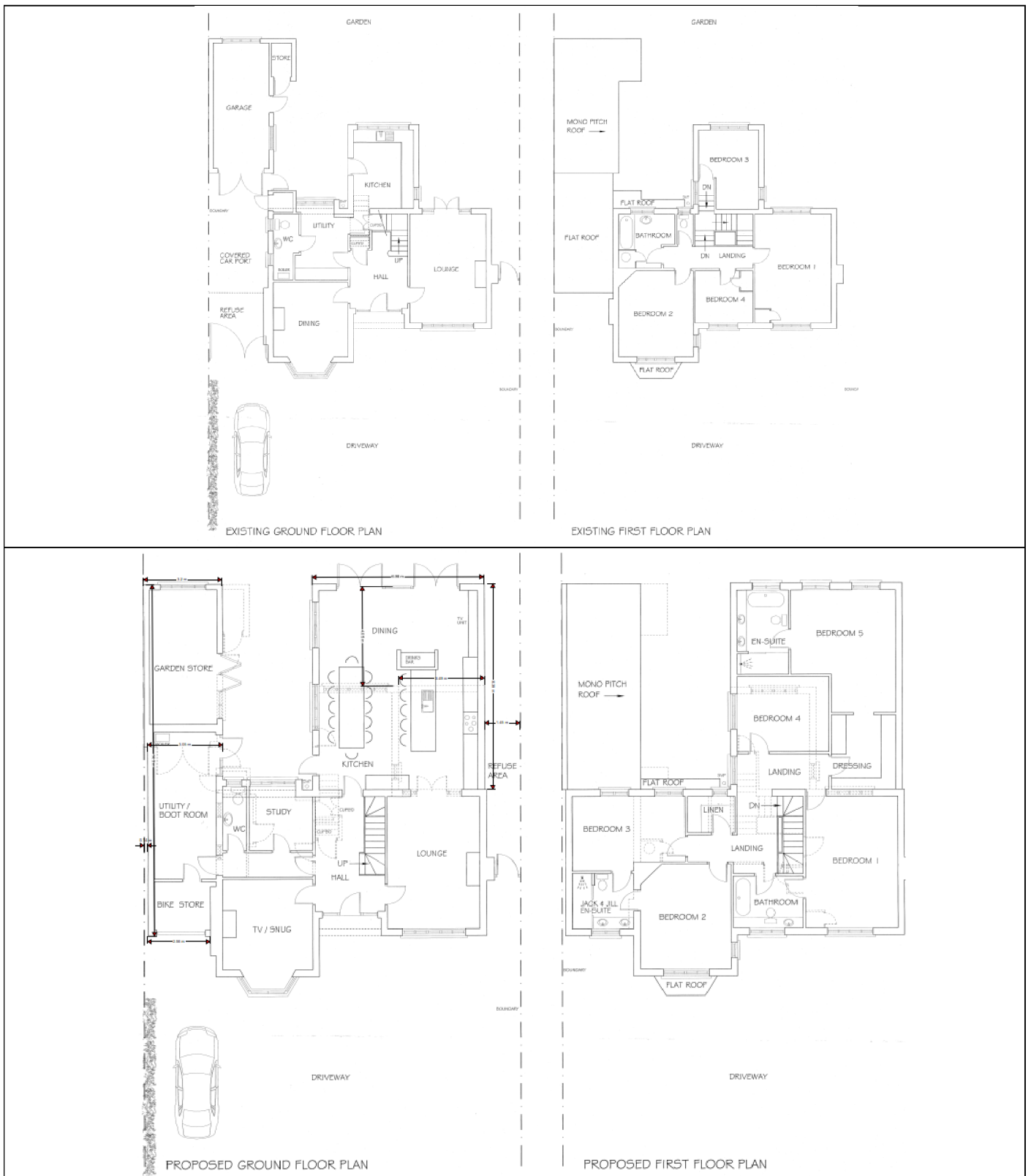
This application proposes:

- The erection of a part single storey, part two storey side/front extension
- The erection of a two storey rear extension
- Conversion/alteration of the existing garage to form a garden store and part of the utility/boot room
- Demolition of the small store attached to the existing garage
- The loss of the covered car port and refuse area

## Proposed Development

The proposed development would create space for internal layout changes to facilitate a new garden store, utility/boot room, bike store, TV/snug room, study and enlarged kitchen/dining area at ground floor level. At second floor level, the proposal would create space for an additional bedroom, dressing room, two ensuites, a linen room and the relocation of the bathroom. The dimensions are indicated on the proposed

plans below.





EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

GARDEN STORE IN FRONT OF REAR ELEVATION



EXISTING SIDE ELEVATION

EXISTING PAVEMENT TILES  
EXISTING PAVING BRICK CHAMBERS

EXISTING EXISTING GLAZED LEADED  
UPPER ALUMINUM WINDOWS & DOORS

EXISTING WHITE PAINTED DARK ROOFED WALLS  
WITH PAVING BRICKWORK AT GROUND LEVEL



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

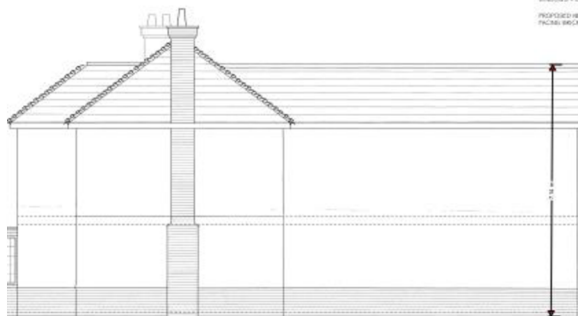
GARDEN STORE IN FRONT OF REAR ELEVATION

PROPOSED NEW PAVEMENT TILES TO MATCH EXISTING

EXISTING PAVING BRICK CHAMBERS

PROPOSED NEW COLORED GLAZED ALUMINUM  
WINDOWS & DOORS TO MATCH EXISTING

PROPOSED NEW WHITE PAINTED DARK ROOFED WALLS WITH  
PAVING BRICKWORK AT GROUND LEVEL TO MATCH EXISTING



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

## Officers Analysis

### Design, Character and Appearance

Policy CS19 (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. Key elements that are relevant to this proposal have been 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.

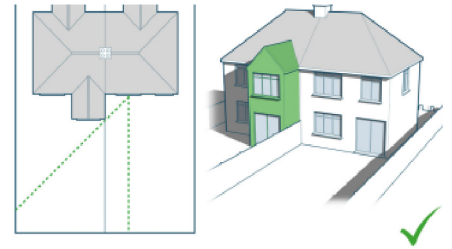
### Materials

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.

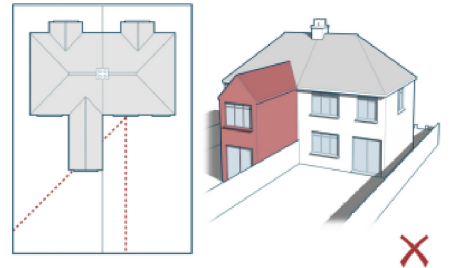
## Two Storey and First Floor Rear Extensions

**10.3** Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and 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:** two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.
- **Width:** Extensions should not be of greater width than the original building.
- **Design:** Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- **Materials:** Using matching external materials and window / door frames is especially relevant for two storey extensions.
- **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 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.

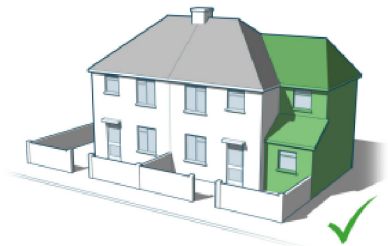


A two storey extension should comply with the 45 degree rule. (See Appendix 1).



## Two Storey Side

**10.5** Two storey extensions can have a more significant impact on the appearance of 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, two storey side extensions should be designed in accordance with the guidance below.



Ground floor set back 0.5m

- **Footprint:** Extensions should generally aim to appear subservient to the host 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. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host 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 significantly 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
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

## Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



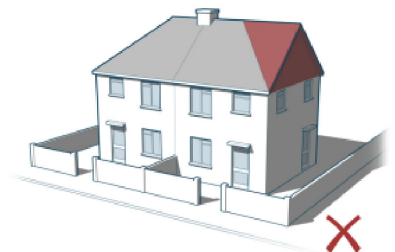
Large extensions which break the building line and do not respect the scale of the house will be rejected.

## Roof Extensions

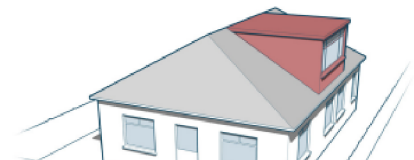
### Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs 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.
- **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, being sited well clear of the roof edges and eaves.
- **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 building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



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

In terms of the character and appearance of the area, it is noted that other properties in the road vary in design. The neighbouring property, No. 246 has been previously extended, however, this can be considered to demonstrate the harm that unsympathetic overdevelopment can cause to the appearance of the host dwelling and wider street scene:

2008 Google Image



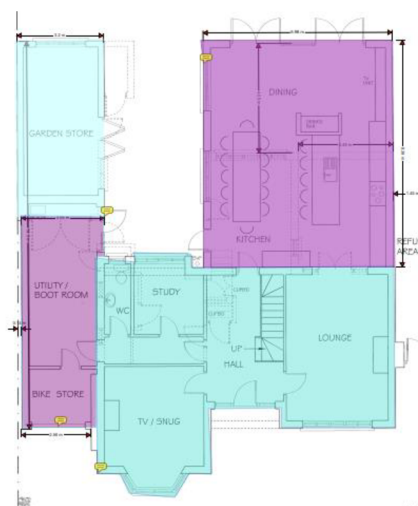
2024 Google Image



Looking at the planning history of No.246, it is apparent the previously approved applications were permitted prior to the adoption of the current Gravesham Local Plan Core Strategy (2014) and aforementioned Design Guidance (2021) and, in any case, does not provide justification for the works proposed within this current application. This was found to be the case by the Planning Inspector for a recent dismissed appeal at 232 Singlewell Road (reference: APP/K2230/W/24/3345270) (Appendix 1), whereby the Inspector ascertained that *'the appearance of other dwellings would be a neutral consideration in any balance against planning harm'* and *'each case must be assessed on its own merits'*. In addition, the Inspector stated that the extent of the development would not be sympathetic to the existing dwelling, and the cumulative impact of the development would appear dominant and obtrusive. In conclusion, the Inspector found that *'the scale and design of the proposals would lack architectural subtlety and the scheme would result in a harsh intrusion into the pleasant residential setting.'*

#### Bulk/Massing/Subservience

As submitted, the proposed development would result in an incongruous and dominant dwelling of substantial mass and scale. The footprint of the dwelling would almost be doubled following the cumulative extensions, as indicated in turquoise (original footprint) and purple (additional footprint) below:



In addition, the development would be constructed within close proximity to the shared site boundaries, particularly the boundary shared with No.242. The extensions are excessive in overall bulk, mass and scale, the front/side extension would not be set down from the main roof ridge and the spaces in and around the dwelling would be reduced significantly, which is undesirable, as highlighted within the design guidance. Overall, the extensions proposed are not subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance.

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 Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Although the utility/boot room, garden store and dressing rooms are not specified within the guidance, it is considered that the proposal provides more than sufficient space and accords with the room area requirements. In addition, the resultant garden area and depth accords with the guidance. Notwithstanding this, there are privacy concerns whereby the window of bedroom 4 would face towards the existing windows of No. 242 Singlewell Road.

As such, the proposal would fail to safeguard the amenity of future occupiers contrary to Policy CS19 (LPCS) and Section 12 (NPPF) (2024).

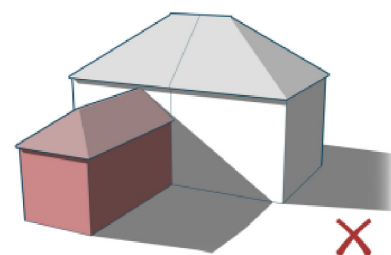
### Neighbouring Amenity

As aforementioned above one representation, objecting to the proposal, 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.

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

#### **Overshadowing**

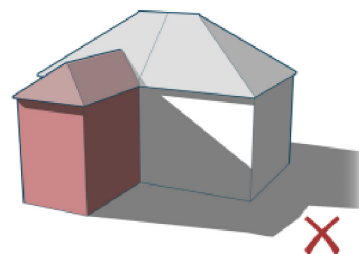
9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount 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

12

---

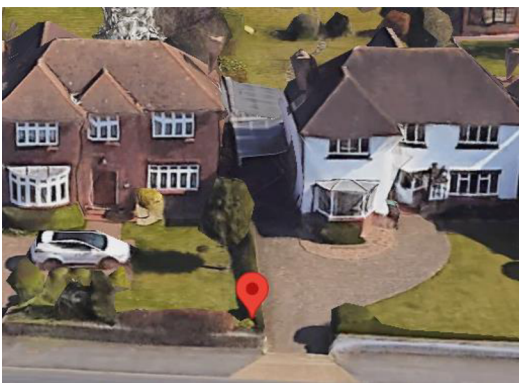
### Householder Extensions/Alterations Design Guide SPD

---

dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

---

As aforementioned in the design section of this report, the proposed development is excessive in scale, bulk and massing and would result in development within very close proximity to the shared neighbouring boundaries. This would result in an unacceptable overbearing development, likely to cause a sense of enclosure, detrimental to neighbouring amenity. In addition, the layout of the proposed extensions is likely to result in a detrimental impact on outlook, and it is apparent the proposal would fail to adhere to window to window privacy distances set out by the RLG (2020). Furthermore, as evidenced by the below google images, overshadowing already occurs between the application property and the neighbouring properties:



As such, neighbouring properties would incur an unacceptable loss of light as a result of the development. Overall the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### Parking and Highways

The proposal would result in the creation of an additional bedroom and the loss of a garage. Notwithstanding this, there is an existing driveway, as shown on the plans and it is considered there would be sufficient off-street parking for cars, post development. As such, there are no concerns in terms of highways and parking. In respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

### 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 and in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

### **Conclusion**

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

Whilst the proposal would be acceptable in respect of parking and highways and archaeology the proposal would be unacceptable in respect of design, character and appearance and occupier and neighbouring amenity.

As such the proposal is contrary to local and national planning policy.

### **Recommendation**

Refusal

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

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>                                                                   |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 20th December 2024                                                                  | <b>Dated:</b>       | <b>20<sup>th</sup> December 2024</b>                                                  |