



Delegated Report

Householder Planning Application

Planning Application No: 20240911

Location: 62 Kings Drive Gravesend Kent DA12 5BJ

Description: Erection of a second floor and habitable loft space with 7 rooflights and roof lantern. Erection of a single storey rear extension with 3 rooflights and a single storey side extension. Internal alterations and changes to fenestration.

Applicant: Sundeep Photay

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 07/10/2024;
Drawing Number BL/DRG/3613/01 (Site Location Plan);
Drawing Number BL/DRG/3613/02 (Block Plans – Existing and Proposed);
Drawing Number BL/DRG/3613/03 (Floor Plans – Existing);
Drawing Number BL/DRG/3613/04 (Roof Plan and Site Plan – Existing);
Drawing Number BL/DRG/3613/05 (Elevations and Sections – Existing);
Drawing Number BL/DRG/3613/06 3D Views – Existing);
Drawing Number BL/DRG/3613/07 (Floor Plans – Proposed);
Drawing Number BL/DRG/3613/08 (Loft Plan and Roof Plans – Proposed);
Drawing Number BL/DRG/3613/09 (Elevations and Sections – Proposed); and
Drawing Number BL/DRG/3613/10 (3D Views – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19781042	Retention of a timber built garden shed	Permitted	01.03.1979
19750268	Erection of a single storey extension at side for kitchen dining room	Permitted	20.05.1975

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 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Nine surrounding properties were consulted and no responses were received. The consultation period ended on 30th October 2024.

Officer's Analysis

Design, Character and Appearance

62 King's Drive is a detached dwellinghouse located on the Southern side of the highway. The application site is situated on a prominent corner location on the junction of King's Drive and Windsor Road. The property is largely soft landscaped to the frontage with dwarf brick wall and hedging, with additional hardstanding and a garage for off road parking. The application site is located in an area which consists of a mixture of detached and semi detached bungalows and two storey houses.



The application proposes the erection of a second floor and habitable loft space with 7 rooflights and roof lantern, the erection of a single storey rear extension with 3 rooflights and a single storey side extension inclusive of internal alterations and changes to fenestration and solar panels to the roof.

The single storey rear extension would have a pitched roof with a maximum height of 4.95m and an eaves height of 2.42m. It will have width of 5.4m and project 7.67m from the rear elevation. The proposal will create space of an open plan kitchen/ dining and living area with 1 no window, bi-fold doors leading to the rear garden and three roof lights. The proposal would be constructed with a brick finish and tiled roof to match the existing dwelling.

The single storey side extension would have a shallow pitched roof with an eaves height of 2.47m and a maximum height of 3.6m. The extension would be set back from the front elevation by 0.41m and project 7.5m from the flank elevation. The extension will create space for internal fenestration changes to include a utility area. To the front elevation there will be an additional window at ground floor level and replacement garage door. To the flank elevation there will be 2no windows serving the garage.

The application also proposes the erection of a second floor and the conversion of loft space into habitable rooms. The proposal would increase the roof height to a maximum of 9m and an eaves height of 6.2m which would include 2no gables and a flat roof element above the entrance door.

The proposed second floor would create space for 4 bedrooms, one with en-suite and a bathroom. There would be 4no windows to the front elevation serving bedrooms and bathroom and 4no windows and a Juliette balcony to the rear elevation serving bedrooms and the proposed en-suite. Any proposed windows serving a bathroom would be required to be obscure glazed to Pilkington Level 3 or above and would be conditioned to be so.

The habitable loft area would create space for a playroom and an office with additional storage area and will include 7 roof lights. The application also introduces solar panels to the property's main roof.

Policy CS19 (Development and Design Principles) (LPCS) 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.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to*

ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

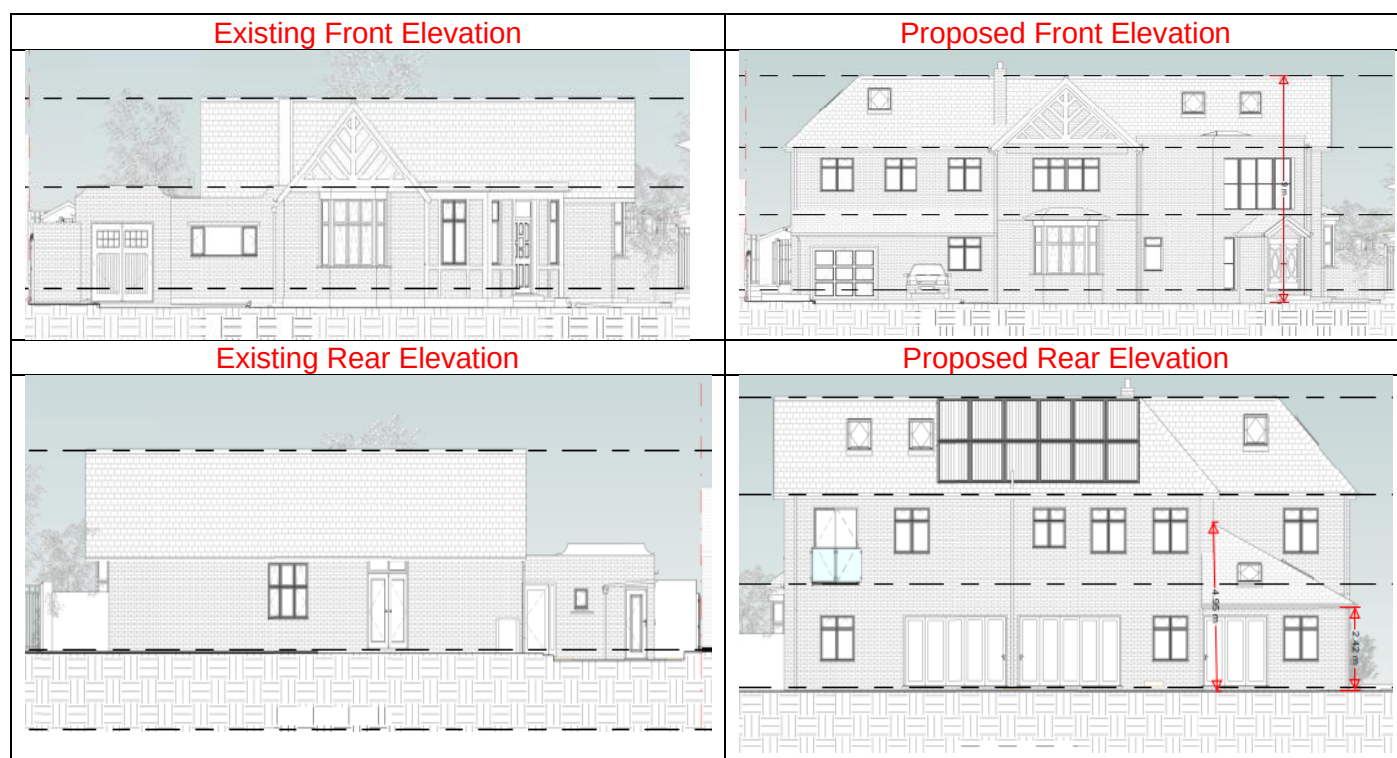
The key principles in Gravesham's Householder Design Guide (2021) sets out the design expectations within the Borough:

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.

Whilst the principal of the single storey extensions and the erection of a first floor to the bungalow is acceptable as a sole developments, the overall scale of this proposal is considered undesirable:



The proposed development has the appearance of a three storey dwelling which is also elongated to the side and as such is not considered to be subordinate to the host property. It is excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling.

It is important to note that the application site is located on the junction of King's Drive and Windsor Road which is considered to be a prominent corner location:



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As such, any development would be highly visible from several public vantage points, inclusive of both the front and rear of the property and would greatly impact the existing street scene:

View of the rear of the existing property from Windsor Road



View from the Windsor Road / King's Drive junction



Therefore, due to the overall scale of the development and the highly visible public vantage point, the application is considered to be contrary to current policies and guidance.

The application will introduce a new roof to the existing dwelling at first floor level. The key principles in Gravesham's Householder Design Guide (2021) states that:

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat).

The application proposes a large section of flat roof at two storey level and as such is considered to be contrary to the design guidance:



3 Proposed 3D Front View 1

It is noted that there is a flat roof element to the original roof, however this is of a much smaller scale at first floor level and therefore is less visible from a public vantage point and has less impact on the original dwelling and the street scene.

Gravesham's Design Guidance also sets out further criteria for roof design including:

- 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.
- Unbalancing: If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.

The proposed roof will be constructed with one end hip and one end gable, as shown below, and as such is considered to create an unbalanced roof form which is detrimental to the original dwelling and to that of the wider street scene and therefore contrary to the design guidance:

Proposed Front Elevation



Proposed Rear Elevation



Furthermore, the proposed roof also includes the installation of 7 no roof lights. The roof lights have not been designed to align with the windows to the front and rear elevations and are therefore also contrary to the design guidance.

Overall it is considered that the proposed roof is of an unbalanced design that is contrary to the Gravesham's Householder Design Guidance (2021).

Overall, by virtue of the design and the excessive scale, bulk and massing of the proposed second floor, single storey rear extension and single storey side extension, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the dwelling from two to four. Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden would have an area of approx. 374.44m² and a depth of 14.77m and is therefore in accordance with the guidelines.

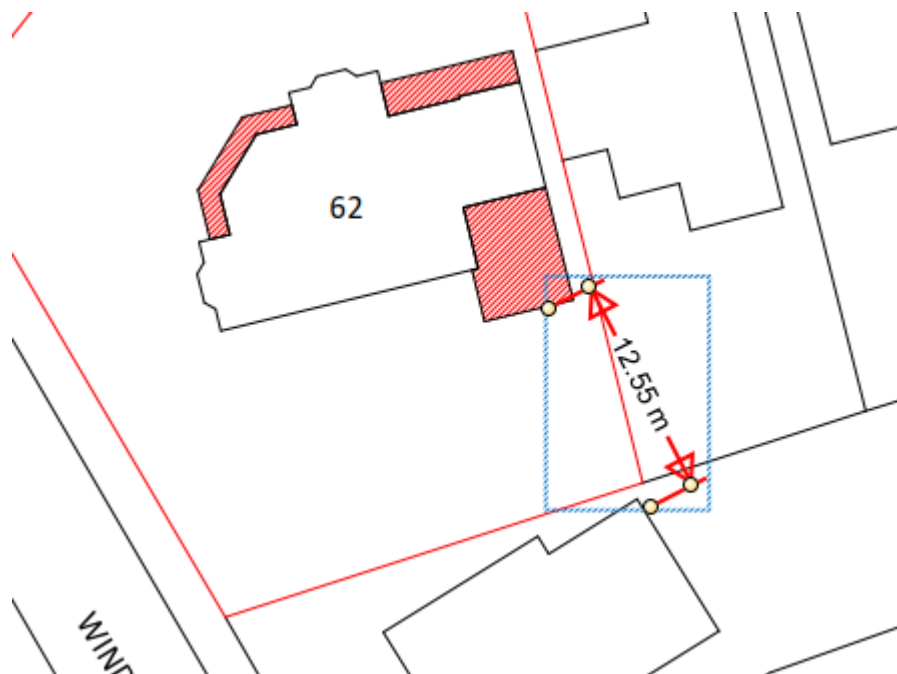
Furthermore, all proposed rooms are in accordance with those set out within the Residential Guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application looks to introduce first floor habitable windows. Gravesham's Residential Layout Guidelines state that 'a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden is defined as the first five metres of garden adjacent to the rear dwelling'.

The proposal introduces a window at first floor level to the rear elevation, serving a bedroom, which is considered a habitable room. As shown below, the proposed window would fail to meet the recommended 21 metre distance from habitable first floor room to the private amenity space of neighbouring property known as 3 Windsor Road:



There is also a window located to the flank elevation of neighbouring property known as 60 Kings Drive, however, this is a bathroom window and as such is not considered to be habitable. Therefore there are no concerns in terms of neighbouring loss of light or outlook.

As such, by virtue of the distance between habitable window and neighbouring private garden area, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Parking and Highways

The application looks to increase the number of bedrooms at the property to four.

There is sufficient parking at the property for the proposed number of bedrooms and as such there are no concerns raised with the application.

Conclusion

By virtue of the design and the excessive scale, bulk and massing of the proposed second floor, single storey rear extension and single storey side extension, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

By virtue of the distance between habitable window and neighbouring private garden area, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	25 November 2024	Dated:	2nd December 2024