



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20220656

**Location:** 36 Fleet Road Northfleet Gravesend Kent

**Description:** Erection of a first floor side extension.

**Applicant:** Mr Baqir Rizai

**Site Visit Date:** 23.06.22

### Submitted Documents/Plans

Application Form;  
Drawing No.00 – OS Plan;  
Drawing No.01 – Ground Floor and First Floor Plan – Existing;  
Drawing No.02 – Roof Plan – Existing;  
Drawing No.03 REV A – REVISED Elevations – Existing;  
Drawing No.04 – Ground and First Floor Plan – Proposed;  
Drawing No.05 – Roof Plan – Proposed;  
Drawing No.06 REV A – REVISED Elevations – Proposed;  
Drawing No.07 – Site Plan – Existing and Proposed; and  
Drawing No.11 – Block Plan.

### Superseded Plans

~~Drawing No.03 – Elevations – Existing; and~~  
~~Drawing No.06 – Elevations – Proposed.~~

### Relevant Planning History

No relevant history.

### 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 (2021) 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 (2021), the Council will also seek to replace these.

#### National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021.)

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

#### Consultees

#### Ward Councillors

No comments

#### GBC – Highways Officer

I note this will result in an additional bedroom, but the car parking is not affected.

Car parking provision will be more than adequate, but to comply with SPG4, a secure cycle parking space should be provided.

#### Neighbouring properties

Five surrounding properties were consulted and 1 response was received, objecting to the proposal.

The objection raised concerns regarding:

- Construction and how it would affect the existing structure
- The existing walls are shared so concerns of weight and foundations
- Original extensions are built on foundations to support a single structure

The above concerns are considered non-material planning considerations that are controlled under building regulations or other non-planning legislation.

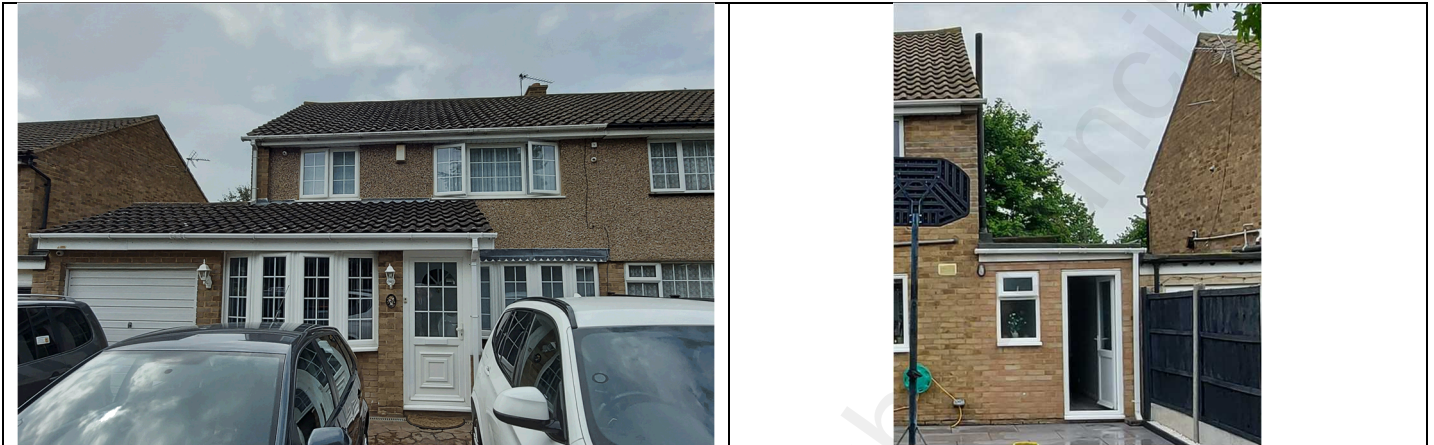
The objection also raised concerns regarding the below.

- Proximity
- Loss of light

These are considered to be material planning considerations and will be assessed in the design, character and appearance section and neighbouring amenity section of this report.

## Officer's Analysis

36 Fleet Road is a two storey semi-detached property located to the South of the highway. It has a hard paved frontage with some soft landscaping, a porch/front projection and an integral garage located to the front/side of the property. Behind the garage, to the rear/side of the property is a single storey projection containing a WC and utility room.



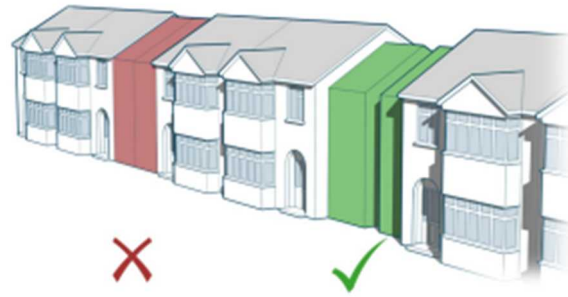
This application proposes the erection of a first floor extension over the existing garage and utility area.

### Design, Character and Appearance

The proposed development would create space for a bedroom and bathroom. As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) first floor side extensions need to be carefully designed and should:

- be set back behind the main front building line
- avoid dominating the original property
- be no greater than half the width of the host dwelling
- have a minimum gap of 1 metre between the extension and the flank boundary
- have regard to 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
- be subservient to the main property roof
- use matching external materials and window/door frames

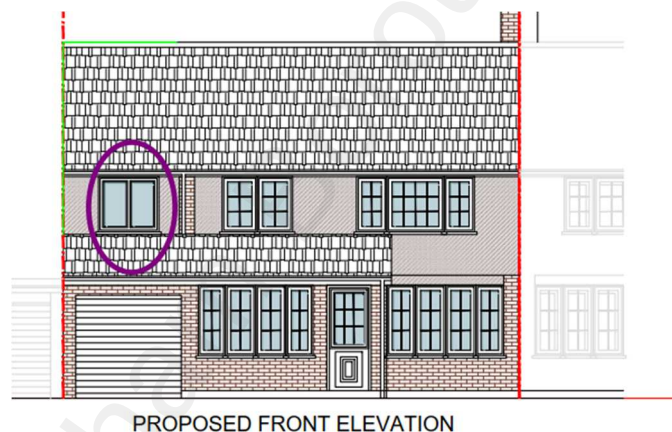
The plans indicate the first floor extension would not be set back from the main front building line, set down from the roof or have a minimum gap of 1.00m between the extension and the flank boundary. This would have a domineering impact on the original property; especially when considered alongside the existing front projection and garage. Furthermore, the development would interrupt the existing rhythm of the street and would negatively impact the symmetry of the semi-detached houses which could cause a terracing effect should the adjacent neighbour wish to carry out a similar development. This is visually highlighted in the Design SPD (2021) below:



Side extensions should be set back and set in to avoid the 'terrace effect'.

As such the proposed extension lacks subservience and is a disproportionate, bulky addition that results in the property having an overdeveloped appearance. Furthermore, the extension would contribute to a terracing effect by closing an established gap within the street scene between two semi-detached properties and would be poor design that is considered harmful to the character of the local area

The proposed external materials would match the existing house, which would be acceptable. The plans indicate the rear window would serve a bathroom. Although it is not apparent if the window is to be obscure glazed, this could be addressed within the application process if the Local Planning Authority were to permit the development. However, the front window frame is at odds with the other windows of the property, which is poor design and should match as indicated below:



Therefore, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021), Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

#### Amenity of Future Occupiers

The proposed new bedroom and bathroom comply with the Nationally Described Space Standard (2015) and also the Council's SPG 2 - Residential layout guidelines (RLG) (2020) for a single bedroom. The garden area and depth is in accordance with the RLG (2020) for a property with 4 or more bedrooms. The approximate garden area is 131.84sqm and the depth from the rear wall of the house is approximately 13.93m. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

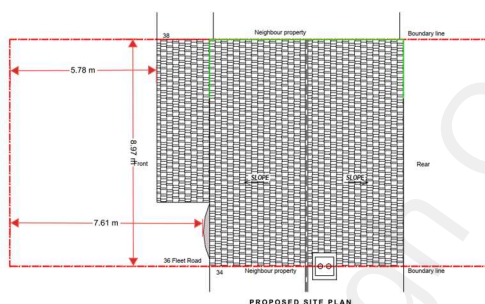
#### Neighbouring Amenity

A neighbour representation raised concerns about the development in terms of proximity and loss of light. Due to the orientation of the development, path of the sun, absence of windows in the flank elevation and the fact that the rear window would be obscure glazed, the proposal would not affect

neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

### Highways and Parking

Parking depth is 5.78m in front of the front garage/porch/extension which is under amount set out by the Design SPD (2021) which states depth should be 5.00m and an additional 1.00m should be provided to allow sufficient space between the car and the dwelling to allow access to the front door as indicated by the plan below.



However, it was noted when visiting the site that 3 cars were parked on the hardstanding, and Gravesham's Highways Officer has stated that the car parking provision is more than adequate, and therefore the parking provision is considered acceptable.

### Any Other Material Planning Considerations

#### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 2 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

#### *Archaeology*

The site lies within an area of archaeological potential. However, a first floor side extension to an existing dwelling is unlikely to have any archaeological impact.

#### *Sewer*

The property is in proximity of Southern Water sewer pipelines. However, as the proposal is for the erection of a first floor side extension, this is unlikely to pose an issue.

### **Conclusion**

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

The proposed first floor side extension is not subservient to the existing dwelling and would result in an incongruous and bulky addition to the existing dwelling which is not sympathetic its character. In addition to this, the extension is not set back from the front elevation, set down from the main roof or set in from the flank boundary by a minimum of 1.00m. Furthermore, the proposed development would not conserve and enhance the character of or integrate well with the surrounding local area. The proposal would disrupt the rhythm of the street and has the potential to create a terracing effect of the semi-detached properties.

As such, it is recommended that the application is refused.

## Recommendation

Refusal

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

|                      |                             |                     |                                                                                     |
|----------------------|-----------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin             | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       | L Hankin                    | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 2 <sup>nd</sup> August 2022 | <b>Dated:</b>       | 03 August 2022                                                                      |