

Delegated Report

Householder Planning Application

Planning Application No: 20230763

Location: 24 Dover Road Northfleet Gravesend Kent

Description: Erection of a ground floor and part first floor rear extension and enlargement of basement area.

Applicant: Mr Nerijus Kuneckis

Site Visit Date: 28.09.23

Submitted Documents/Plans

Application Form;
Drawing No. SL-001-210 P1 – Elevation and Section – Proposed;
Drawing No. SL-001-200 P3 – Floor Plans Roof Plan and Block Plan – Proposed;
Drawing No. SL-001-510 P1 – Elevations and Section – Existing;
Drawing No. SL-001-500 P1 – Floor Plan Roof Plan and Block Plan – Existing; and
Site Location Plan (received on 18.07.23).

Plan Note

There are measurement discrepancies with the plans which came to light during the assessment of the application. Revised plans and clarification has not been sought as the Local Planning Authority are not looking to permit the application.

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

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)

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 17.08.23 and two responses were received. The overall consultation period expired on 07.09.23.

The two representations received objected to the proposal and raised concerns that have been summarised below:

- No objection to the planning on the proviso that off-street parking provision is provided.
- The submitted plan lacks measurement details which impairs the ability to assess potential implications of the proposed works on my property, including height of the proposed development and impact on light.
- Apprehensive about adverse consequences of the basement excavation including structural integrity and subsidence.
- No contact from applicant prior to submission of application and no information regarding professional experts, builders and no party wall agreement.
- The prospect of the proposed works has affected my health.
- Development would create a sense of enclosure.

The above concerns are both material and non-material planning considerations. Highways and Parking, neighbouring amenity in terms of light and sense of enclosure are material planning considerations and shall be assessed in the relevant sections below. The remaining concerns raised fall outside of the planning remit, however may fall under other legislation such as Building Control, the Party Wall Act and Civil Matters.

Preliminary Matters

As indicated on the application form, this submission follows a pre-application enquiry for a similar development. The form states *we have removed the driveway and rear garden room from the application. Reduced the 1st floor extension to only one half of the rear taking into consideration of our neighbours and amenity.* The proposal shall be assessed against the development plan below.

Officer's Analysis

24 Dover Road is a two storey link semi-detached dwellinghouse located north east of the highway which is

a Schedule 1 Road and Classified 'A/B' Highway.

Google Image



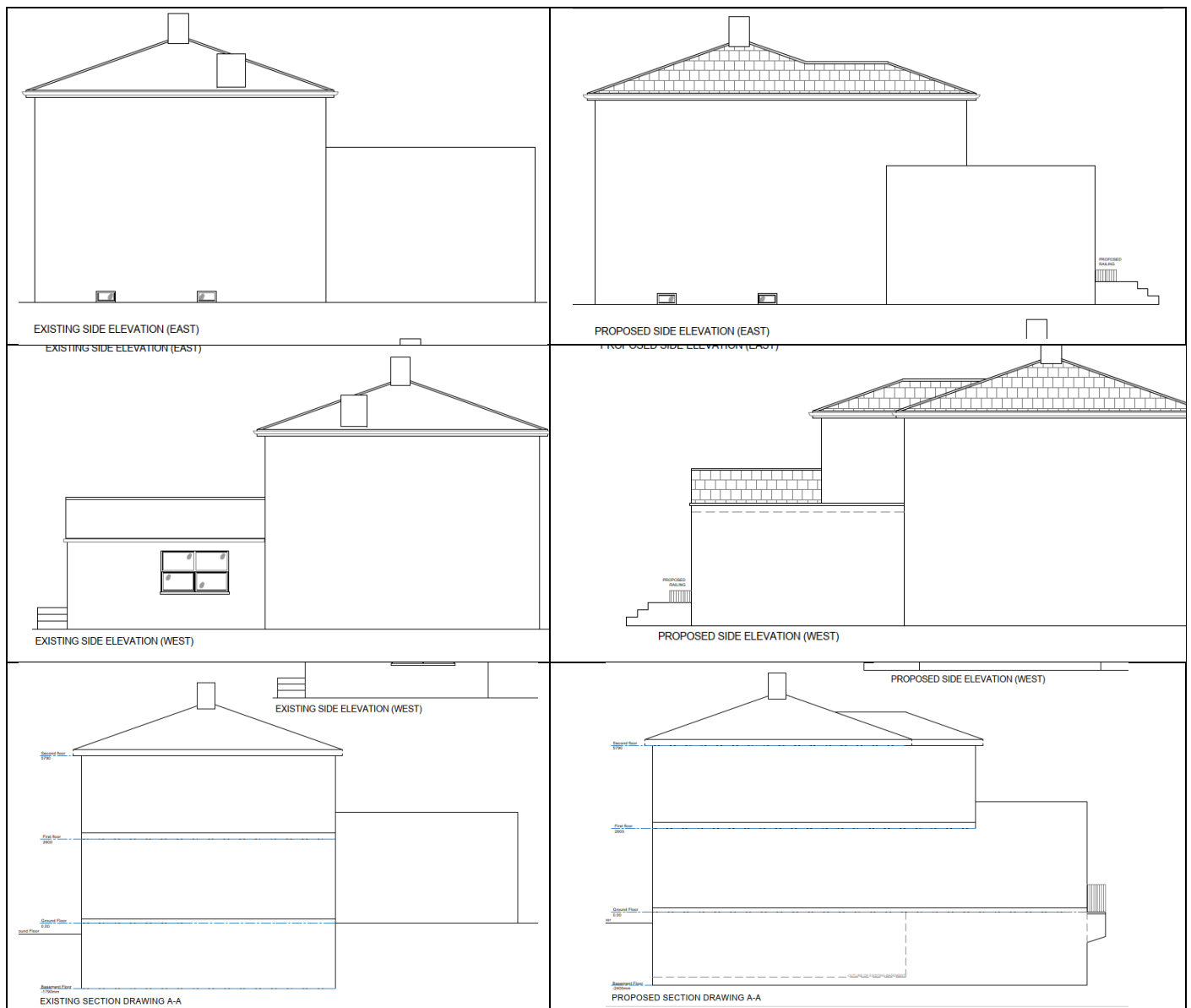
Site Photo



Proposed Development

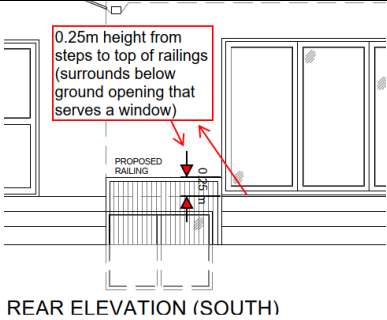
This application proposes the erection of extensions at basement, ground and (part) first floor level.





The development would create additional floor space and internal layout changes to facilitate an enlarged dining space, a new utility room, a new games room and enlarged bedrooms. The proposal would have the following dimensions (please not due to the discrepancies aforementioned within this report, the below relates to the maximum dimensions):

Basement Extension	Ground Floor Extension
• Height 2.40m • Depth 5.86m • Width 6.61m In addition, the proposed section plan shows the full basement area would be excavated further below	• Height 3.40m • Depth 5.95m • Width 5.22m

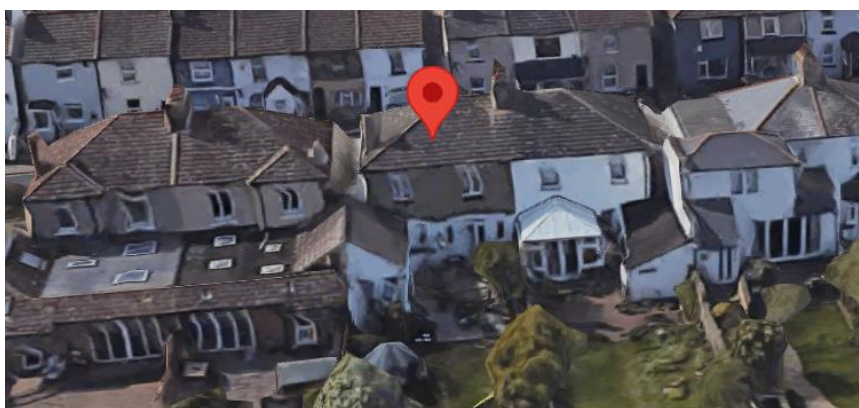
First Floor Extension • Height 3.59m • Depth 2.30m • Width 3.40m	
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Design, Character and Appearance

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.*

It is noted, from aerial images, that No.s 26 and 28 Dover Road have existing large single storey rear extensions, however looking at the planning history of these sites, the planning approvals appear to have been granted prior to the adoption of Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Gravesham's Design SPD (2021). Furthermore, the development including first floor extension at No. 20 Dover Road also appears to have been granted prior to the adoption of the current LPCS (2014).



As such, this would not be a material planning consideration for the works proposed within this application and is considered to show the detrimental impact large extensions can have on the original appearance and character of the dwellings.

The proposed extensions to this application property are substantial in depth, width and overall mass and scale. It is noted that the extension at first floor level is not full width and is smaller in depth when compared with the proposed basement and ground floor level extensions, however the cumulative impact of the proposals would constitute overdevelopment of the site, resulting in bulky, disproportionate additions that are not subordinate or sympathetic to the existing property. In addition, the various roof forms and connectivity between the existing outrigger and proposed extensions are considered poor design and would exacerbate the bulk, massing and incongruous appearance of the proposal.

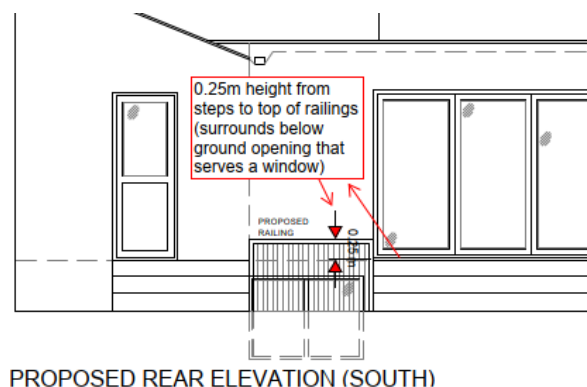
It is likely that part of the development would be visible from Lime Avenue, however, on balance, it would

not be considered significant enough to cause a detrimental impact to the street scene.

Overall, the proposal is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Amenity of Future Occupiers

Although it would not necessarily fall under the planning remit, and would likely fall under STG Building Control to look at the building/finish, it is noted that the proposed new opening (as indicated below) could pose a safety concern for future occupiers:



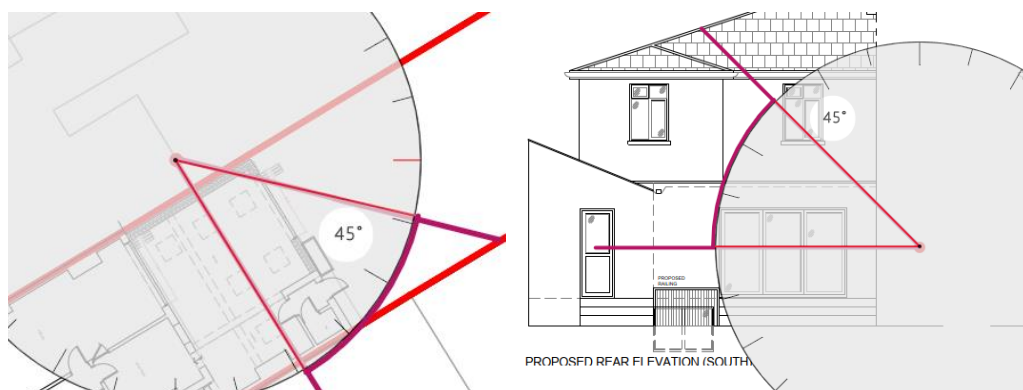
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

As aforementioned in this report, two neighbour responses were received for this application. One response raised concerns in terms of loss of light and sense of enclosure. Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

As submitted, the proposal is considered to be detrimental to neighbouring amenity. The cumulative impact of the extensions and the proximity of the proposed ground floor extension to the shared boundary including its depth, 3.40m height, in conjunction with No.22's existing outrigger and also by the existing development at No.20, would likely have a tunnelling impact and cause a sense of enclosure to neighbouring property, No.22.

The development could also impact neighbouring amenity in terms of loss of light. Insufficient information was provided to fully assess this, but an assessment has been carried out below using an approximation of the location of the centre point of the nearest conservatory window at No.22.



As indicated above, there could be some impact on light to the neighbouring property.

Due to the existing extension at No.26 and by virtue of the shallow depth of the proposed first floor extension, the proposal in situ is not considered to detrimentally impact the amenity of No.26.

No windows are proposed in the flank elevations of the proposal and it is considered the development would not have a detrimental impact on neighbouring privacy.

Overall, the proposal is not considered to safeguard neighbouring amenity contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

As stated in the consultation section of this report, one neighbour response expressed concerns in terms of highways and parking.

No additional bedrooms are proposed as part of this application and as such there are no changes to the existing parking arrangements. Therefore, the proposal is acceptable in terms of highways and parking.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 1 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

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

The proposed development constitutes overdevelopment of the site, resulting in bulky, disproportionate incongruous additions that are not subordinate or sympathetic to the existing property. In addition, the proposal would be detrimental to neighbouring amenity and would result in a detrimental sense of enclosure.

As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	28 th September 2023	Dated:	2nd October 2023

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