

Delegated Report

Householder Planning Application

Planning Application No: 20230884

Location: 7 Greenhill Road Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with part side extension including 4 roof lights to roof slope.

Applicant: Mr Khalid Aziz

Site Visit Date: Desktop Assessment

Preliminary Matters

It was noted that there were some inconsistencies with the plans. As such, revised drawings were provided and consultation was carried out for 21 days to surrounding properties.

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 18.08.23);
Drawing No. PL-7-GHR-SD100 – Floor Plans as Existing;
Drawing No. PL-7-GHR-SD101 – Elevations as Existing;
Drawing No. PL-7-GHR-SD102 – Floor Plans as Proposed;
Drawing No. PL-7-GHR-SD103 – REVISED Elevations as Proposed;
Drawing No. PL-7-GHR-SD104 – REVISED Block/Site Plan as Existing; and
Drawing No. PL-7-GHR-SD 105 – Block/Site Plan as Proposed.

Superseded Documents/Plans

Drawing No. PL-7-GHR-SD103 – Elevations as Proposed; and
Drawing No. PL-7-GHR-SD104 – Block/Site Plan as Existing.

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 (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);
- SPG 4 - KCC Parking Standards (2006); 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, no comments were received and the overall consultation period expired on 26.09.23.

Officer's Analysis

7 Greenhill Road is a two storey end of terrace dwelling located to the south east of the highway.

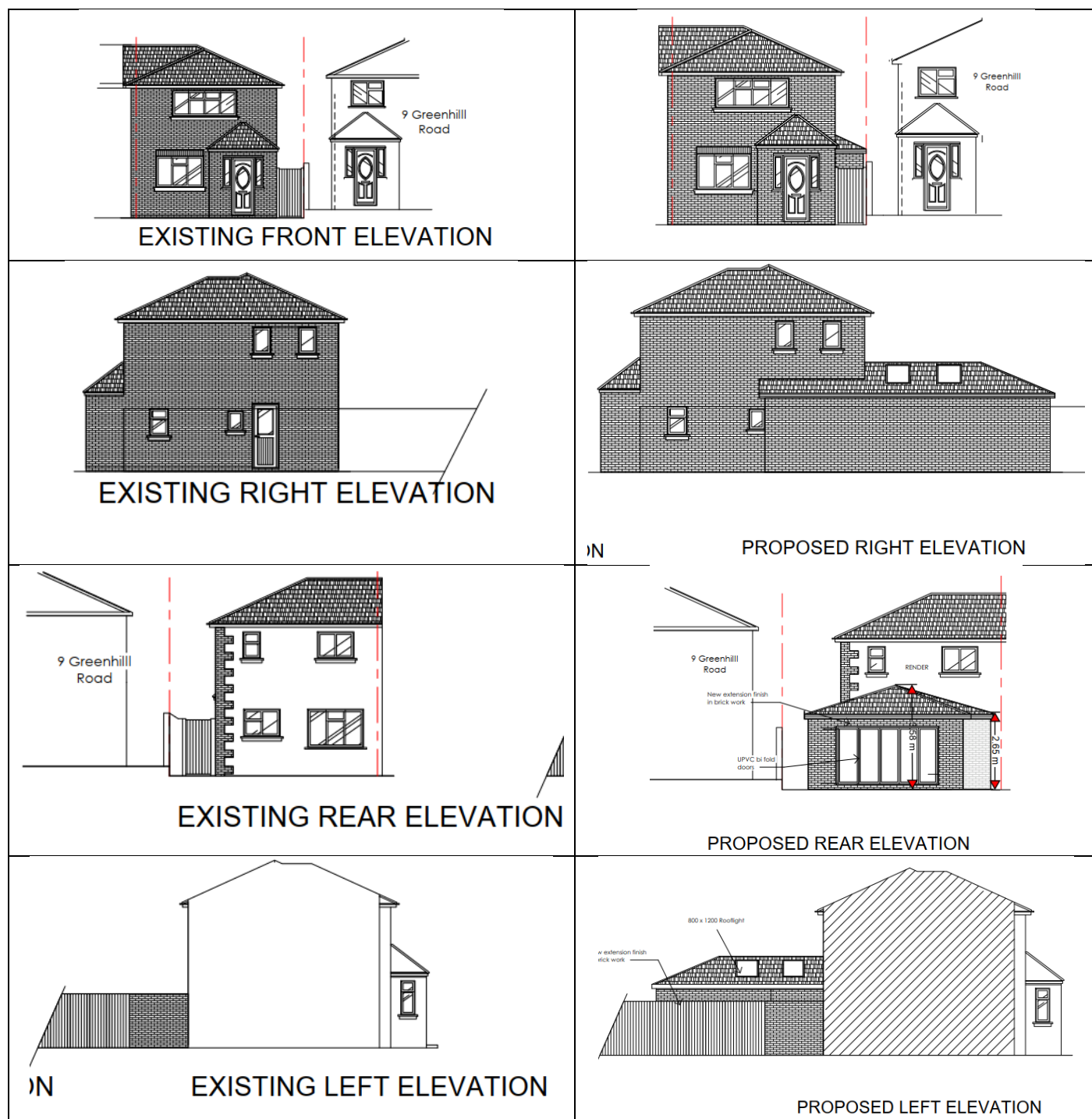
Google Images



This application proposes the erection of a single storey rear extension with part side extension including 4 roof lights to the roof slope.

Proposed Development

The proposed development would create space for internal layout changes to facilitate additional space and a reception room and enlarged bathroom.



The (maximum) dimensions of the proposed development are as follows:

- Height 3.58m
- Eaves height 2.56m
- Depth (including side element) 9.36m
- Width 6.27m

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.

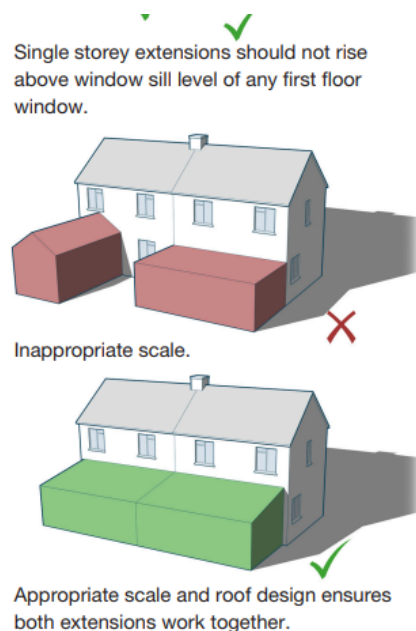
Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The overall design of the proposal is considered undesirable. Gravesham's Householder Design Guide (2021) sets out the design expectations for single storey extensions within the Borough:

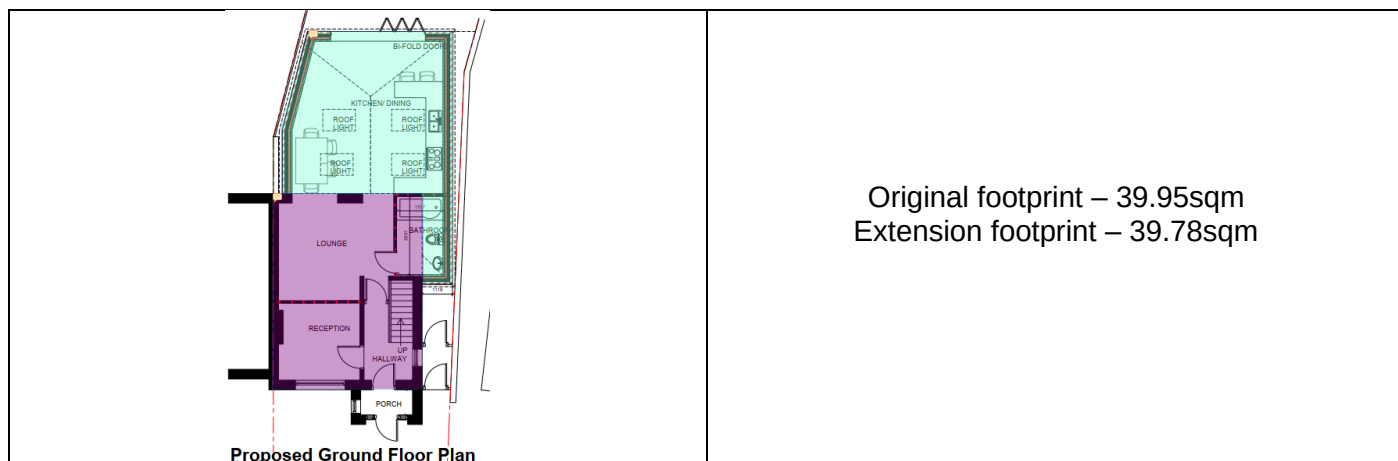
Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to 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: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- 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 primarily 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



Although the proposed extension is single storey, it is excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling. As highlighted on the below plan, the proposal effectively doubles the original ground floor footprint of the dwelling:



Furthermore, the plans show the proposal would cause the site to appear overdeveloped and has not been designed to compliment the character of the existing dwelling or wider character of the area.

Overall, 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 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Amenity of Future Occupiers

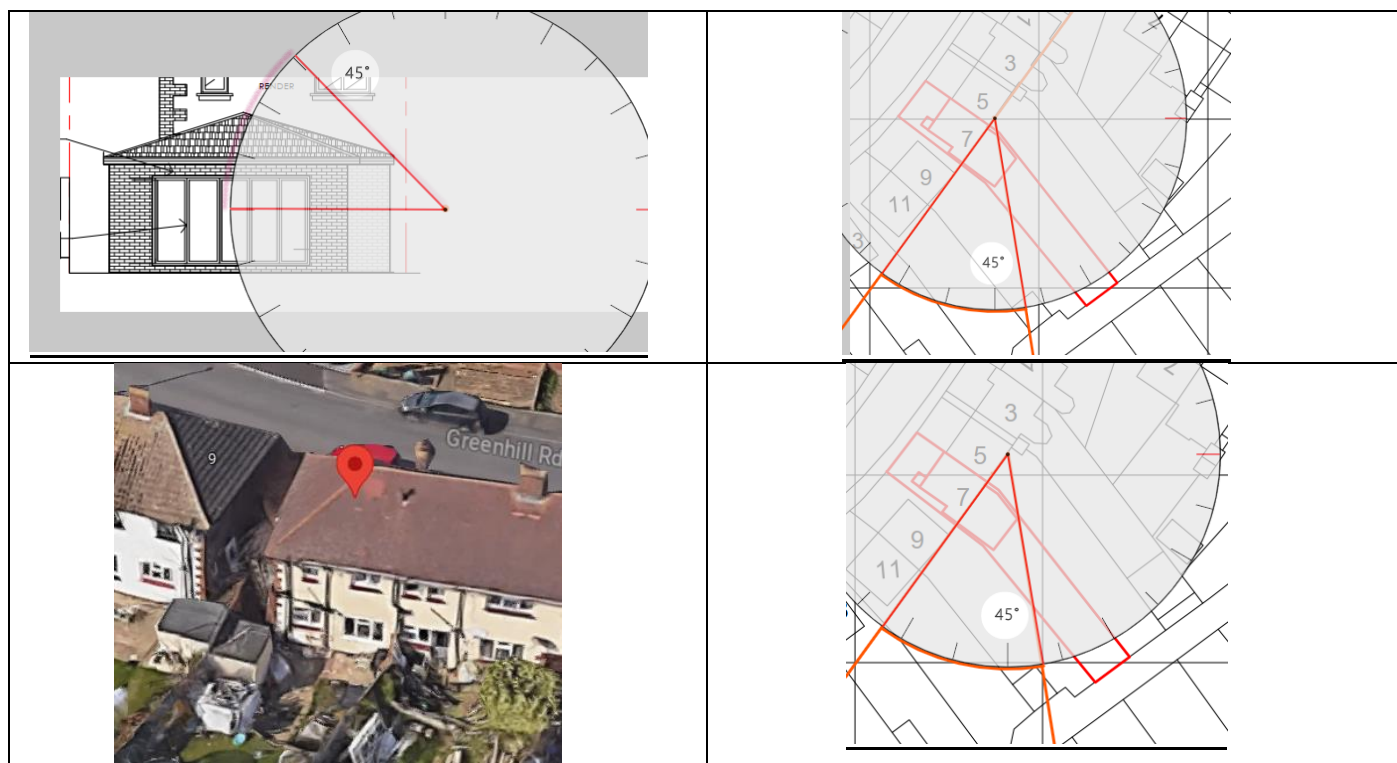
Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements. As such, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014)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

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this application. However, neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

Detailed plans showing all neighbouring fenestration placement have not been provided as part of this proposal. However, it is evident from the information provided that No. 9 Greenhill Road is situated on a higher land level than the application site. In addition, there is an established gap between the properties and high level boundary treatment, as indicated on the plans. As such, it is considered that there would be no detrimental impact to No. 9 in terms of neighbouring amenity.

With regards to No. 5 Greenhill Road, the plans show the properties are situated on the same land level and there would be a small gap between the development and neighbouring boundary. The depth of the proposed extension does represent an unneighbourly form of development and the impact of the proposal needs to be assessed. No.5's windows have not been shown on the plans, however an assessment on light has been carried out below using the 45 degree rule.



Although the above assessment indicates there would be some impact on neighbouring amenity in terms of light, this is considered to be sufficiently mitigated by the single storey nature of the development, along with the separation from the boundary and 2.56m eaves height. In addition, the plans show there is already a 1.94m boundary treatment between the properties in situ. Furthermore, there is no fenestration proposed on the flank elevations of the development.

On balance, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 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 a bulky, disproportionate, incongruous addition that is not sympathetic to the existing property.

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:	23 rd October 2023	Dated:	23rd October 2023