



Delegated Report

Householder Planning Application

Application No:	20240888
Location:	43 Windsor Road, Gravesend, Kent, DA12 5BW
Description:	Demolition part rear summer house and construction of summer house and half submerged indoor pool, erection of a first floor extension to side over existing ground floor, conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.
Applicant:	Mrs Harjit Kaur
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 30 September 2024;
- Planning Statement;
- Ordnance Survey Site Location Plan (scale – 1:1250);
- Drawing no. DKM/7744/01 – Rev. 01 – Existing Plans and Elevations;
- Drawing no. DKM/7744/03 – Rev. 0 – Existing Block Plan;
- Drawing no. DKM/7744/04 – Rev. 01 – Proposed Block Plan;
- Drawing no. DKM/7744/05 – Rev. 03 – Proposed Floor Plans;
- Drawing no. DKM/7744/06 – Rev. 03 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201003	Alterations to existing roof to remove existing valleys and ridges to raise the ridge. Erection of a 3rd dormer in the rear roof slope and Velux windows in the front roof slope to allow conversion of loft to additional habitable rooms.	REFUSED	12.01.2021
AP 2021/0001 7/REF		APPEAL DISMISSED	28.09.2021
20200487	Erection of a single storey detached outbuilding	PERMITTED	10.07.2020
20080520	Erection of single storey side and rear extension to form conservatory and enlarged kitchen	PERMITTED	22.07.2008
20060326	Erection of two storey rear extension to form lounge and kitchen/breakfast room with three bedrooms over.	PERMITTED	14.06.2006

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

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

A notice was displayed on site 17 October 2024.

In addition, six surrounding properties were consulted and two representations were received, both registering objection to the proposed development. The objections raised both material and non-material planning considerations, and are listed below:

Note - only material planning considerations are relevant to this decision.

Material Planning Considerations

- Out of Character
- Overdevelopment

- Creating a 3-storey Dwelling
- Rear Extensions Excessive in Scale and Bulk
- Extensions Over 50% of Garden
- Overlooking / Loss of Privacy from Dormers

Non-Material Planning Considerations

- Loss of Property Value
- Disruption Caused by Construction Period
- Matters Covered Under Building Regulations
 - Drainage
 - Sewerage
- Factual Misrepresentation of the Proposal
 - No dimensions on plans
 - Statement that ridge height will not increase

The consultation period expired 07 November 2024.

Preliminary Matters

This application follows a refusal (ref. 20201003) and dismissed appeal (AP/2021/00017/REF – Appendix 1) for similar development, an upward extension to the roof to create a third floor. The application was refused on the following grounds:

1. *The proposed extension by virtue of disproportionately elongating the height of the property results in an incongruous addition which is out of keeping with the scale and character of the host dwelling and is considered poor design. As such the proposal would be contrary to Section 12 (Achieving well-designed Places) of the National Planning Policy Framework (2019) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) which require development to be visually attractive and to conserve and enhance the character of the local built environment.*
2. *The proposed dormer extensions on the rear roof slope would lead to unacceptable levels of overshadowing onto habitable rooms and the private amenity space of 41 Windsor Road and would be harmful to the amenities of the existing and future occupiers of that property, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to Section 12 (Achieving well-designed Places) of the National Planning Policy Framework (2019) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), which requires new development safeguard the amenity of neighbouring properties.*

For clarify the screenshots below are the previous proposal:



Officer's Analysis

43 Windsor Road is a mainly 2-storey detached house, located on the eastern side of the highway.



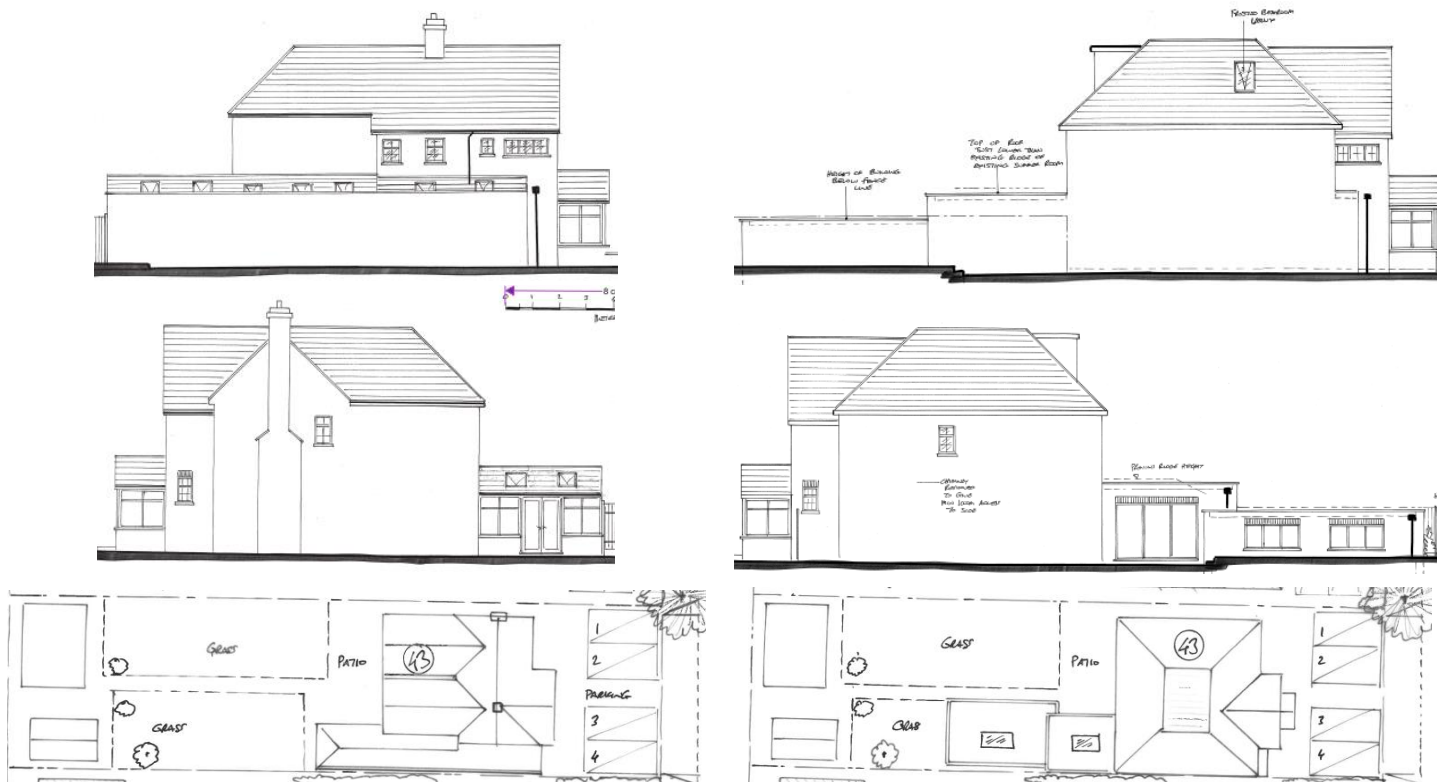
The surrounding area is predominantly residential with dwellings of varied design, scale and roof form. Several buildings in the vicinity of the site have been externally altered and extended, as a result there is some variety to the existing built form in the street scene and the local area to which the application property belongs.

Development Proposal

This application proposes the demolition of part of the existing rear extension, and the erection of a first floor side extension, upward and rear roof extensions with dormer windows and a single storey rear extension.

The screenshots below show the elevations as existing and proposed:





The extensions would create space for a swimming pool, lounge, boot room and music room on ground floor. There will be one new bedroom on first floor and a games/play room in the loft space.

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should 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 and beautiful places) of the National Planning Policy Framework (NPPF) (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. Specifically, two storey side extensions should appear subservient, be set-back from the main building line and not exceed the eave height. The SPD continues to address single storey rear extensions, stating that care should be taken to their depth and scale to avoid dominating the property, their width should not exceed that of the original property, and their height should be carefully considered when they abut neighbouring properties boundaries. The guidance also addresses roof extensions, whereby rear dormers should be subservient to the ridge, not overwhelm the roof slope and align with window positions where possible.

The proposed extensions involve the removal of the gable on the southern edge to form a hipped roof, with a 0.45m increase in the overall height of the ridge and a first floor hipped side extension on the northern boundary. There would be a tabletop roof to accommodate the infill roof extension towards the rear, with two dormers facing eastward over the garden. This alteration to the roof does alter the appearance of the dwelling through an increase in bulk by virtue of introducing a flat roof section, which the local planning authority do not generally support above single storey level due to the incongruous appearance and bulk created, however in this proposal the flat roof would not be overtly visible from public vantage point. Moreover, the removal of the gable end and introduction of a hipped roof reduces bulk and creates a balanced appearance from the street scene, albeit with the front gable projection being off-centre. The first

floor side extension will increase the height of the existing side projection by 5.2m, with a hipped roof matching the pitch of the southern hip. This is set-back from the principle elevation of the neighbouring property. Lastly, the dormers on the rear roof slope would have flat roof design and are considered to be proportionate, evenly separated and in accordance with the principals set out in GBCs Design Guidance SPD (2021). Overall, the proposed roof and side extensions are considered to be appropriate design and a significant improvement on the previously refused scheme. The gable-hip alteration off-sets some of the additional bulk introduced through the table-top roof, which is not directly visible from public vantage point. The first floor side extension will mirror the hip on the southern side and will create a balance roof form, with the infill rear roof extension not projecting beyond the existing rear elevation.

The single storey rear extension will project beyond the existing building line by 7.4m. The existing side/rear projection will be partially demolished, with the proposed extension having varied widths from 4.05m (closest to the dwelling) and 4.9m (swimming pool). The extensions would have flat roofs at staggered heights, stepping down away from the property to an overall depth of 12m. Although exceeding the depth of the existing extension, the proposal is at a lower height and are screened from public vantage point and are only part width of the extended dwelling. Therefore, in terms of design, there is no objection subject to conditions.

The objections received from surrounding residents expressed concerns with overdevelopment of the site, creating a 3-storey building and out of character with the area. It is noted that the property has previously been extended and has two outbuilding in the rear garden, however the extensions proposed are not considered to overly dominate the host dwelling and would not impact on the character of the street scene, which contains large properties of varied scale, design and appearance.

The Local Planning Authority acknowledges that the proposed and existing extensions represent a cumulative increase in built form over and above the original property, but are not considered to be overdevelopment. However, to restrict any further extensions a condition removing permitted development rights will be attached to the decision notice to ensure that planning permission is required for any other extensions.

Therefore, the proposal would have no detrimental impact on the character or appearance of the street scene and are acceptable design in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023), subject to conditions.

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2023) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed development introduces a substantial amount of built form close to the shared boundary with no.41 Windsor Road. The first floor side extension and single storey rear extensions are both to be constructed on this northern boundary. No.41 has a two storey front gable projection forward of the main elevation, however this is set forward of the first floor side extension by approx. 0.5m with no flank windows facing the application property. The set-forward of the neighbour and no windows facing the extension mean that there would be no impact on outlook or sense of enclosure. Moreover, the extensions have no flank windows facing towards either neighbour and privacy will be safeguarded. The upward extension on

the boundary could create a loss of light impact, however the overall height increase of 0.45m to the main ridge is minimal and is not expected to create any significant overshadowing to the forward facing habitable windows of no.41 Windsor Road.

The single storey extension to the rear would be partly constructed close to the boundary with no.41, with the swimming pool set-away by approx. 0.25m. The extension that is on the boundary has a similar depth to the existing projection that it would replace and would have a lesser impact on the neighbour by virtue of its lower height. Similarly, swimming pool section of the extension is at a height of approx. 1.9m, and as such would not be directly visible nor significantly exceed the height of a standard fence. Therefore, the proposed rear extensions are considered to safeguard amenity.

There is not expected to be any amenity impact for the neighbour adjoining the site to the south, with the building line remaining as existing, separated by approx. 2.1m, and the roof being hipped away from the neighbour.

The neighbour consultation raised concerns with overlooking from the dormer windows in the roof space. It is acknowledged that the development would result in an increase in windows on the rear elevation, however these are not considered to create any loss of privacy as the application site has existing rear windows.

Overall, the proposal is considered to safeguard the amenity of neighbouring residents in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The development does not have any parking or highways impacts, by virtue of the property benefitting from a large hardstanding for parking in accordance with Gravesham's adopted parking standards (SPG 4) (2006).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. As such, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	25 th November 2024	Dated:	26 th November 2024