



Delegated Report

Householder Planning Application

Planning Application No: 20241114

Location: 30 Astra Drive Gravesend Kent DA12 4PY

Description: Demolition of existing porch. Erection of a two storey front and side extension. Loft conversion with rear dormer and roof lights to front roof slope.

Applicant: Eleanor Smallwood

Site Visit Date: 28/01/2025

Submitted Documents/Plans

- Application Form
- Drawing No: PL-226-02 (Proposed Plans, Elevations, Sections, Block Plan and OS Map)
- Drawing No: PL-226-01 (Existing Plans, Elevations, Sections, Block Plan and OS Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20200237	Erection of single storey rear, side and front extensions.	Permitted	01.05.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 03.01.2025 and no comments were received.

Analysis

Procedural Matters.

It is noted that there is an outbuilding which has been erected in the rear garden, this is likely to have been built under permitted development rules. The garage has also been demolished, and it is noted that these alterations have not been shown on the submitted plans.



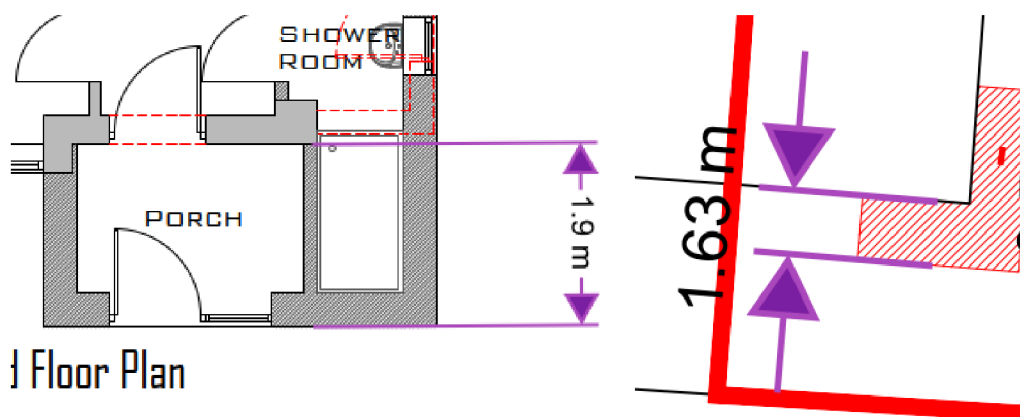
Below is an image of the site in 2020.



Site as of 28/01/2025



It is also noted that the front extension would have a depth of 1.9 however the proposed block plan only shows the extension as having a depth of 1.6m.



Background

Planning permission was granted under reference 20200237 for a single storey front, side and rear extension, however it would appear that the front and side extensions have not been built, a single storey rear extension with a covered area has been constructed but it is not the same as what was permitted under 20200237, given the size of this extension this may constitute permitted development.

Plans permitted under 20200237

Current plans



Proposal

The proposal seeks to demolish the existing porch and erect a two storey front and side extension. The proposal also seeks to erect a rear dormer and insert three roof lights in the front roof slope and convert the roof space into a habitable room.

Existing



Proposed

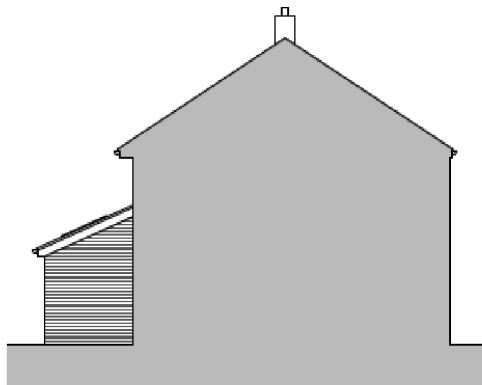




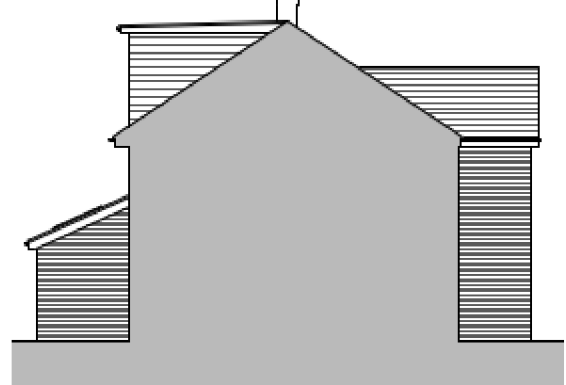
Existing Right Side Elevation
Scale 1/8"



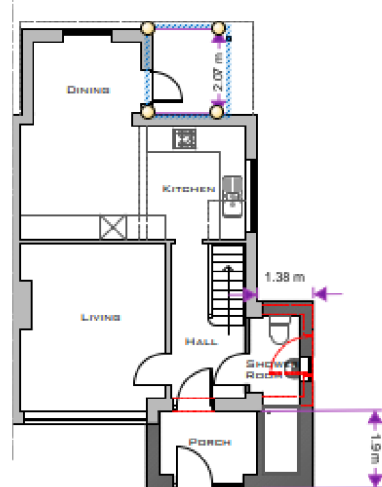
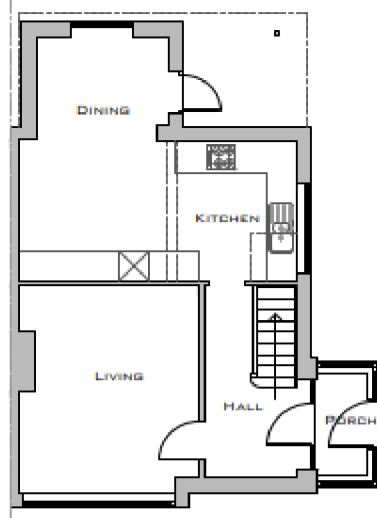
Proposed Right Side Elevation
Scale 1/8"



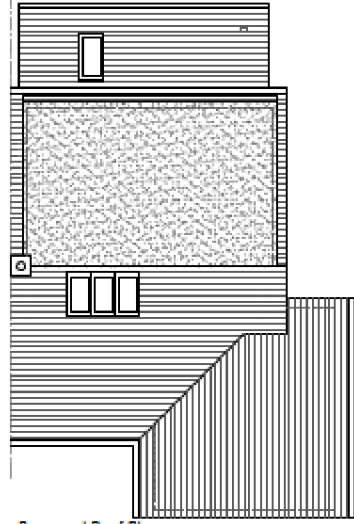
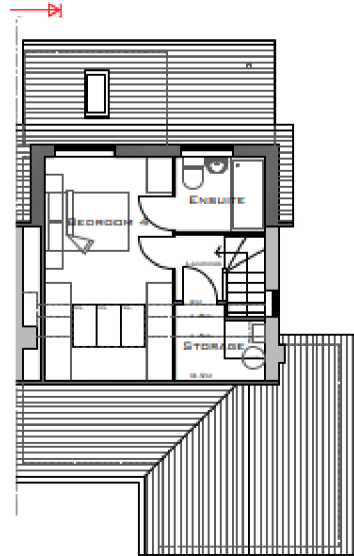
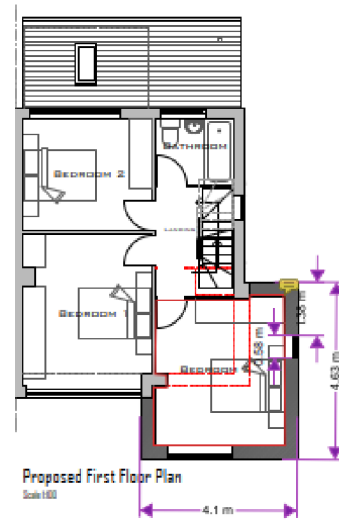
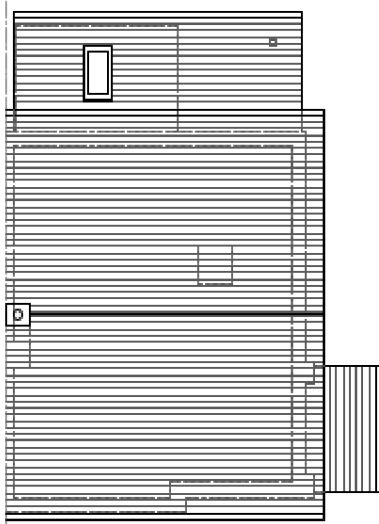
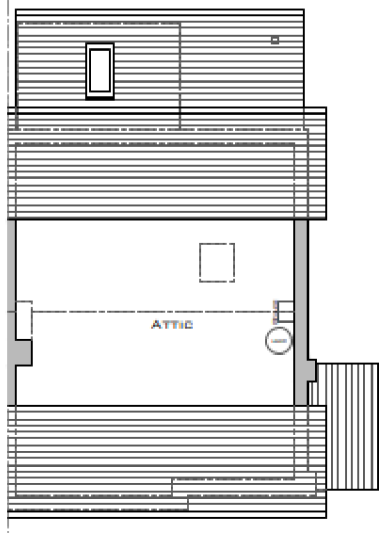
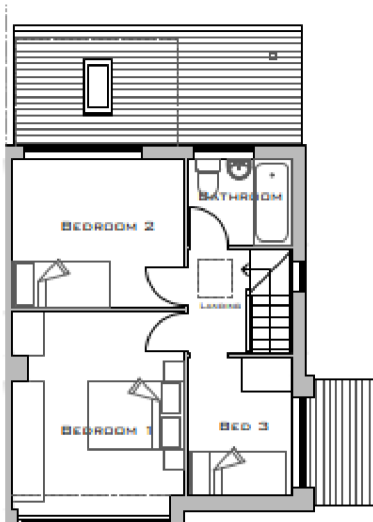
Existing Left Side Elevation

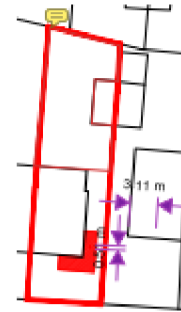
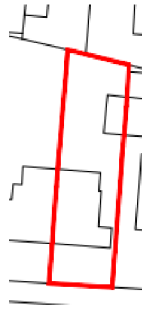


Proposed Left Side Elevation



Proposed Ground Floor Plan
Scale 1/8"





Character and Appearance

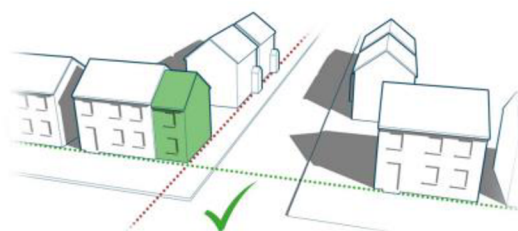
No 30 Astra Drive is a two storey, semi-detached house, the property set back some 5.3m from the back edge of the footway which brings it further forward than the neighbouring property at No. 28 Astra Drive.

The street is largely characterised by semi-detached houses, of which some have been extended by way of two storey front extensions, however it is important to note many of these examples are historical and pre date current policies.

The proposed front and side extension would occupy a prominent position, wrapping itself around the front corner over two storeys, this would not only appear out of character with the host dwelling, but would also have a significant impact on the existing building line. The below image shows the existing building line in blue and the red line shows an approximate indication of where the proposed extension would end.



Below is an extract from the Council's adopted design guidance:



Development should generally reflect the surrounding **building lines**

As the proposed extension is set over two storeys its impact on the building line will be prominent and harmful.

Design for Gravesham - Design Code SPD states:

Each new development must enhance and not detract from the existing or emerging character of the area where it is situated.

It also states:

Development must not overshadow or compromise the quality of neighbouring buildings.

The proposed two storey extension would result in overshadowing to number 28 Astra Drive, as can be seen in the below aerial image as two storey extension would exacerbate the existing overshadowing as it would be closer in proximity to No.28.



It is considered that the proposed extension would fail to enhance the character of the area.

The roof form does not compliment the host dwelling as the gable is stretched as a result of the width of the extension. It is acknowledged that a similar extension at ground floor level was granted planning consent in 2020, however an extension of this scale at first floor level is prominent in the streetscene and will have a detrimental impact on the wider streetscene. The extension by virtue of its 5m depth is an incongruous addition which is over half the depth of the host dwelling and so there is no regard to the scale of the original dwelling.

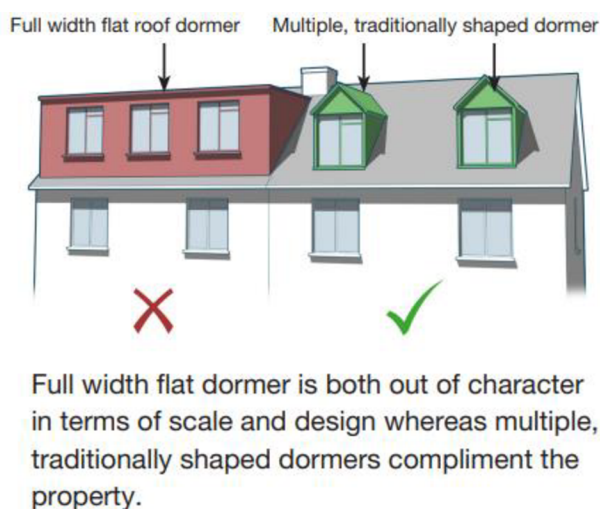
There are a number of applications in Astra Drive which have been refused for similar two storey extensions, one of the applications was contested and subsequently dismissed at appeal (Appeal Reference APP/K2230/D/20/3252699 – See Appendix 1) in which the inspector stated:

“I consider that wrapping around arrangement would result in the proposed extension having an inharmonious relationship with the existing house”

The proposed rear dormer is large and overwhelms the rear roof slope. The dormer does not demonstrate a sufficient set down from the ridge and will be constructed so that it is almost in line with the ridge. This gives the rear elevation of the development the appearance of a block of flats as there is very little of the original roof slope visible.



Below is an extract from the Council's adopted design guidance.



Whilst the proposed dormer is set in, this is not a meaningful effort as the dormer lacks subservience and constitutes poor design and overdevelopment of the roof slope.

The proposed front and side extension and rear dormer, by reason of their design, massing and the prominent positioning of the dwelling, would undermine the original character of the property resulting in an unsympathetic, incongruous addition to the existing property. The proposal fails to conserve or enhance the character of the existing property and fails to integrate well with the surrounding local area. The proposed development conflicts with CS19 Local Plan Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021), Design for Gravesham – Design Code (2024) and Section 12 National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposed development will result in the creation of an addition bedroom which will increase the need for amenity space. SPG2 – Residential Layout Guidelines 2020 states:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Based on the submitted plans, there is sufficient amenity space, however we know that there is an outbuilding in place which reduces the private amenity space. It is not possible to ascertain the scale of the outbuilding as this has likely been constructed under permitted development. Should permission be

forthcoming accurate plans will be required to calculate the resultant garden space and see if there is any conflict with policy.

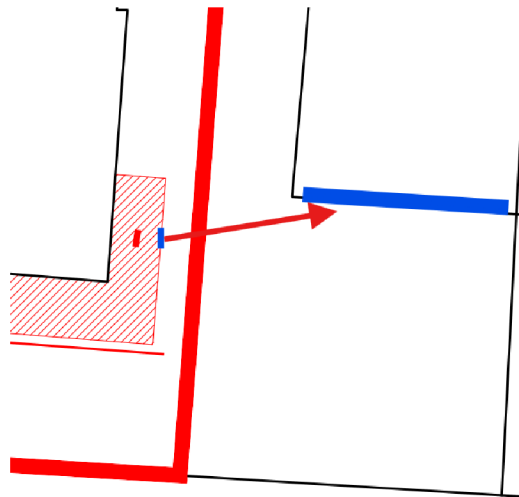
The proposed bedrooms are compliant with space standards and will be served by sufficient light and outlook.

Neighbouring amenity.

The proposed extensions are not liable to impact the adjoining semi due to their siting. However No.28 Astra Drive is likely to experience overshadowing as a result of the front and side extensions.

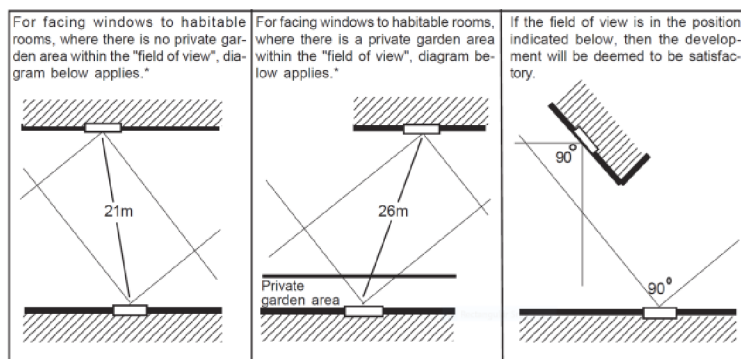
The proximity of the first floor extension to no. 30 given that it would be built closer to No. 28 would cause an overbearing impact on No.28 and would be a generally unneighbourly extension. There is currently a larger window opening in the flank elevation of No.30 which serves a bedroom, the proposed side extension will see a secondary bedroom window albeit smaller inserted into the flank elevation at first floor level. The positioning of this window could give rise to overlooking into the bedroom window of No. 28 Astra Drive.

The below diagram demonstrates the siting of the bedroom windows.



Below is an extract from SPG2- Residential Layout Guidelines 2020:

Figure 1



* A 90° field of view is measured from the central point of a window of a habitable room on any elevation, to where it overlaps a 90° field of view from the central point of a window to a habitable room on any elevation of another property.

The distance between the two windows falls below this standard and is liable to give rise to a loss of privacy.

The proposed extension will be built closer to the common boundary of No. 28 and is likely to result in an increased sense of dominance and an unacceptable loss of privacy to habitable rooms at this property.

There is less than 21m between proposed first floor habitable room window of the extension and the first floor bedroom window of the neighbouring property.

It is therefore considered that the proposed front and side extensions would have an unacceptable and overbearing impact on No.28 Astra Drive and would result in a loss of privacy. As such, the proposal would fail to comply with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The Council's design guidance was adopted in 2021, and states:

Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.

As can be seen from a recent site visit, the driveway depth is already insufficient. The introduction of an extension would further reduce the driveway depth this rendering it unusable.



A 4 bedroom dwelling would require a minimum of 2 car parking spaces. To comply with the requirements of SPG4 each parking space should be a minimum of 5m deep by 2.5m wide, which is increased to a minimum depth of 6 meters where a car is parking in front of an entrance door. It is clear the parking requirements cannot be met, the proposal is therefore contrary to SPG4 – KCC Parking Standards 2006.

The front garden area of No. 30 Astra Drive is unable to provide sufficient parking provision to meet the needs of the development. The proposal is therefore contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014), and SPG4 – KCC Parking Standards 2006.

Conclusion & Recommendation

The proposed front and side extension and rear dormer, by reason of their design, massing and the prominent positioning of the dwelling, would undermine the original character of the property resulting in an

unsympathetic, incongruous addition to the existing property. The proposal fails to conserve or enhance the character of the existing property and fails to integrate well with the surrounding local area. The proposed development conflicts with CS19 Local Plan Core Strategy 2014, SPD4 - Householder Extensions/Alterations Design Guide (2021), Design for Gravesham – Design Code (2024) and Section 12 National Planning Policy Framework 2024.

The proposed development will result in an unacceptable loss of light and overshadowing to No. 28 Astra Drive due to the reduced space between the properties and would have an unacceptable and overbearing impact that would also result in loss of privacy. The proposal constitutes an unneighbourly form of development which would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Paragraph 135f of the National Planning Policy Framework 2024.

The front garden area of No. 30 Astra Drive is unable to provide sufficient parking provision to meet the needs of the development. The proposal is therefore contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014), and SPG4 – KCC Parking Standards 2006.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	28/01/2025	Dated:	31 st January 2025