



SUMMARY REPORT

Application Ref:	20240267
Site Address:	5 Alanbrooke, Gravesend, Kent, DA12 1NA
Application Description:	Erection of a single storey rear extension.
Applicant:	Mr M.P. Sidhu
Agent:	Mr Derek Graves, DMG Designs
Ward:	Town
Parish:	Non-Parish Area
Decision due date:	17 June 2024
Publicity expiry date:	26 April 2024
Decision Level:	Planning Committee
Reason for referral:	Councillor call-in
Recommendation:	Refusal

Summary of Reasons for Recommendations

The proposed single storey extension of 5 Alanbrooke in addition to the already generously extended dwelling is considered to be excessive and harms the character and appearance of the dwelling and surrounding area, and results in a cramped rear garden that would fail to provide adequate amenity space for the size of property.

The proposal would be contrary to the Development Plan and material (planning) considerations, therefore the recommendation is for refusal of planning permission.

MAIN REPORT

1. Site Description and Surroundings

- 1.1. The property lies within the urban area of Gravesend. It is a two storey mid-terrace house that has been previously extended with a part single / part two storey extension at the rear, with a further detached outbuilding at the rear of the Garden (see Planning History below). The extension that is the subject of this application has already been constructed.
- 1.2. The site is in a residential street, on the eastern side of Alanbrooke. There is a mix of terraced and semi-detached properties on the road, and all are generally of a similar style and age.

Current Google Earth Images:



- 1.3. The front garden is hard paved with a dropped kerb access for parking. The remaining rear garden space is largely hard paved with a small square of grass, and a step up to the detached outbuilding.

2. Planning History

Reference	Description	Decision	Decision Date
20100469	Erection of two storey rear extension to form a kitchen and family room at ground floor level with two bedrooms and bathroom/wc at first floor level and erection of a front porch.	Refused	03.09.2010
20090061	Erection of part two storey, part single storey rear extension to form kitchen and family room at ground floor level with two bedrooms and bathroom/wc at first floor level; erection of a front porch and erection of a detached building at the rear to form a games room, store and wc.	Permitted	27.02.2009
19960138	Erection of single storey rear extension to form kitchen, bathroom/wc and enlarged living room.	Permitted	24.04.1996

3. Proposal

- 3.1. This application seeks planning permission for the erection of a single storey rear extension, this extension has already been constructed.
- 3.2. The extension joins onto an existing rear extension granted permission under application 20090061. The space is used as additional kitchen space and a sunroom.

Extension as constructed:



- 3.3. The extension has a flat roof (approximately 2.75m high) with a roof lantern over the sunroom element. It projects approximately 2.6m to the rear, and across the whole width of the house.
- 3.4. It is generally of brickwork construction with double glazed UPVC window/doors. The flat roof has a fibre glass finish.

4. Planning Policy, Development Plan and other Material Considerations

Development Plan

- 4.1. The Development Plan for Gravesham currently comprises:

Gravesham Local Plan Core Strategy and Policies Map, September 2014;
Saved policies in the Gravesham Local Plan First Review, November 1994;
The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020).

- 4.2. The relevant policies for this proposal are as follows:

Gravesham Local Plan Core Strategy 2014

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

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network

- P3 – Vehicle Parking Standards
- 4.3. Paragraph 33 of the NPPF 2023 sets out that 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.
- 4.4. 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 First Review 1994 generally conform with the NPPF 2023, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

5. Consultations and Publicity Responses

Consultations

Neighbouring properties

- 5.1. The application has been advertised by individual neighbour letters to 12 properties. The overall consultation period expired on 26 April 2024.
- 5.2. One letter of representation from a neighbouring property was received, with the following objections:
- Sun and daylight restricted to neighbouring property and garden.
 - Excessive height of extension.
 - The extension has already been constructed.
- 5.3. Local Ward Councillors were also consulted, and no formal responses have been received.

6. Planning Analysis and Head of Planning Comments

Principle Issues

- 6.1. As the property lies within the urban boundary and is not subject to any planning designations, the main issues for consideration in the determination of this application are as follows:

- Design, character and appearance
- Residential amenity
- Parking and highways

Design, Character and Appearance

- 6.2. Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.3. Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.
- 6.4. The layout of the houses in the road generally consists of modestly sized homes and gardens. There are houses that have been extended at the rear in a similar manner to the original single/two storey addition at the application property. Some rear gardens also have detached outbuildings; these are generally positioned towards the end of the plots, away from the rear elevations of the related dwellings.
- 6.5. The application property has been previously extended by 3.2m at the rear with a part single and part two storey addition that increased the size of the dwelling from two bedrooms to four. A large, detached outbuilding was also approved under the same permission. The single storey extension that is the subject of this application has been added on to the existing rear extension. It projects approximately 2.6m to the rear and adds an additional 19m² internally (approximately) to the size of the ground floor accommodation. The previous extension added approximately 24m² internally at ground floor level and projected approximately 3.4m to the rear.
- 6.6. The addition of the further single storey rear extension has brought the main building considerably closer to the existing outbuilding and has significantly reduced the size of the usable rear garden. Such a layout is completely out of keeping with the spatial characteristics of the area and has resulted in a cramped overdevelopment of the site. The main building appears dominant and visually obtrusive in comparison with its neighbouring counterparts.
- 6.7. On this basis, the single storey rear extension is considered to harm the character and appearance of the dwelling and the surrounding area, contrary to the requirements of Policy CS19 of the Core Strategy 2014, which seeks new development to conserve and enhance the character of an area and integrate well with its surroundings. The proposal is also contrary to the guidance set out in the Council's Householder Extensions/Alterations Design Guide SPD, where it is stated that the depth of single storey rear extensions should not dominate the original property, which can cause the site to appear overdeveloped. The Guide also states that extensions to extensions are not generally supported.

Residential Amenity

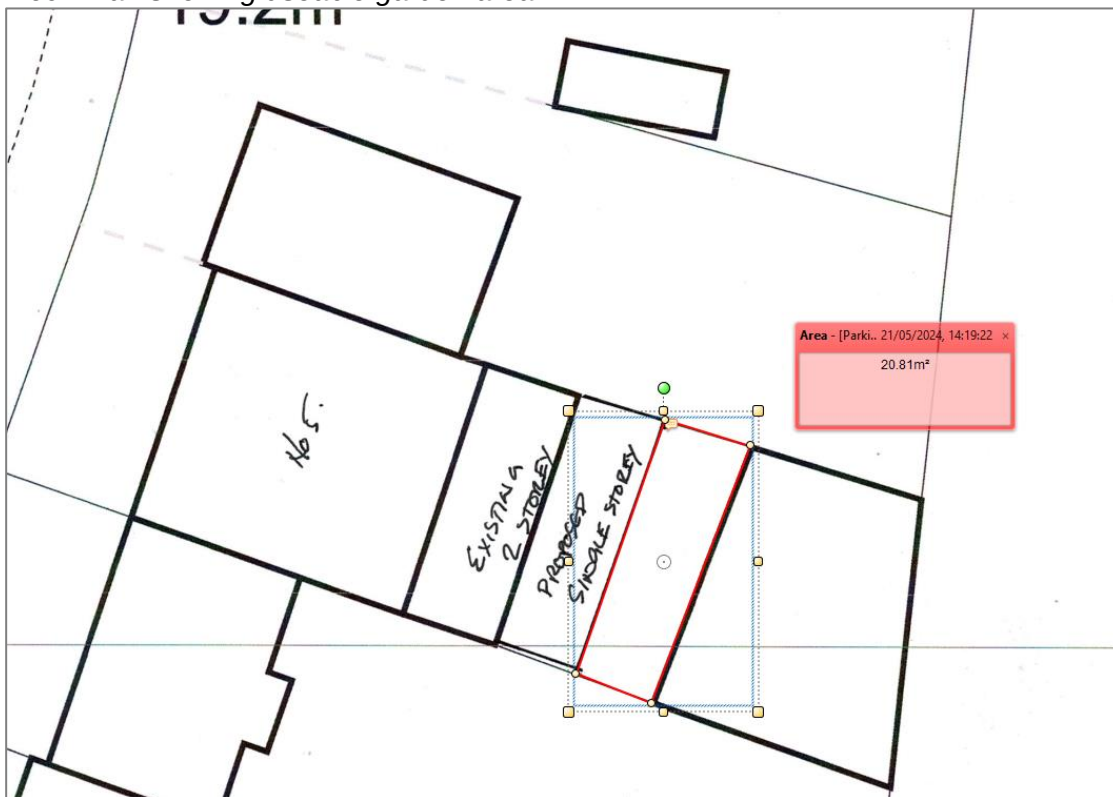
- 6.8. The NPPF 2023 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which

states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

- 6.9. The proposed extension significantly reduces the size of the rear garden. The Council's residential layout guidance in SPG2 sets out that for a 4 or more bedroom property, the minimum garden area required is 100m², with a 10m depth. As a result of the previous extension, the existing garden space was already substandard at around 42m² with a 5m depth (it should be noted that this development occurred under the previous Development Plan). With the addition of the single storey rear extension, the useable garden area has been reduced to approximately 20.8m² and is approximately 2.5m deep. The proposal worsens the size of the already poor amenity area.

Block Plan showing useable garden area:



Views of rear garden area facing north and south:



6.10. The cramped rear garden is unacceptable and would fail to provide adequate amenity space for the size of property, with insufficient provision for outside storage, leisure use, clothes drying and play space.

6.11. The proposal is therefore contrary to the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF 2023 and would not safeguard the amenity of future occupants.

Neighbouring Properties

6.12. The application property is part of a terrace of four dwellings. As a terraced property, the neighbouring properties are in close proximity. Nos. 3 and 7 are adjoining on either side.

Google Earth Image



- 6.13. The impact of a two storey rear extension was previously considered acceptable in terms of the effect on neighbouring properties. The total rearward extension is deep at approximately 5.8m (including the depth of the existing two storey rear addition) but the additional extension is single storey with a flat roof. It must be considered that a single storey rear extension up to 6m deep could be carried out under permitted development and the height of the extension is only 0.75m above the standard 2m high boundary treatment allowed under permitted development. On this basis, the single storey rear extension is not considered to cause any further significant loss of light or privacy, nor have a dominant impact on neighbours.
- 6.14. Should a positive decision be made with regards to this application, it is considered appropriate to condition the use of the flat roof of the proposed extension from being used as any kind of balcony in order to ensure the protection of neighbours' privacy.
- 6.15. Subject to this condition, the proposal would comply with the requirements of Policy CS19 of the Core Strategy 2014 in relation to the impact on neighbouring amenity.

Parking and Highways

- 6.16. The proposal would have no impact on the existing parking provision or on access. There would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014

7. Conclusion

- 7.1. The further single storey extension of 5 Alanbrooke is considered to harm the character and appearance of the dwelling and the surrounding area, and results in a cramped rear garden that would fail to provide adequate amenity space for the size of property, contrary to the guidance set out in the Council's Householder Extensions/Alterations Design Guide SPD (2020), the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2023.

Recommendation

The recommendation is for the application to be REFUSED Planning Permission on the following grounds:

1. The extent of the single storey rear extension in addition to the existing extensions has resulted in a dominant and visually obtrusive dwelling out of keeping with the character and appearance of neighbouring properties in the surrounding area. The proposal therefore fails to comply with the guidance set out in the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021), the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2023.
2. The single storey rear extension has resulted in an unacceptable and cramped amenity space for future occupiers. The proposal would therefore fail to provide a high standard of amenity for future 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 135 of the National Planning Policy Framework 2023.