

Delegated Report

Householder Planning Application

Planning Application No: 20250029

Location: Highways Old Watling Street Gravesend Kent

Description: Demolition of side extension and erection of a single storey side extension. Erection of a single storey rear extension with 2 roof lights. Removal of chimney stacks, hip to gable roof with dormer windows to front and rear elevations. Erection of a detached single garage in front garden and erection of a single storey gym/games room building in rear garden. Changes to fenestration.

Applicant: Mr Harjinder Sangha

Site Visit Date: 30.01.25

Submitted Documents/Plans

Application Form
Site Location Plan
Block Plan
JH/24/35/P01 – Existing Floor Plans and Elevations
JH/24/35/P02 – Proposed Floor Plans and Elevations
JH/24/35/P03 – Proposed Detached Garage and Games/Gym Building
Design and Access Statement
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20000500	Retention of dormer extensions in front roof slope and bedroom in the roof space.	Permitted	01.09.2000
19980409	Erection of single storey side extension to form garage, utility room and w.c. together with two storey rear extension to form enlarged reception and enlarged kitchen with two bedrooms over and enlargement of the front porch.	Permitted	22.10.1998

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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

Consultees

Ward Councillors

No comments received.

Neighbouring properties

4no. surrounding properties were consulted, a site notice placed and 0 comments were received from members of the public. The overall consultation period expired on 21 February 2025.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Highways and Parking.

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. Section 12 (Achieving well-designed places) of the NPPF sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

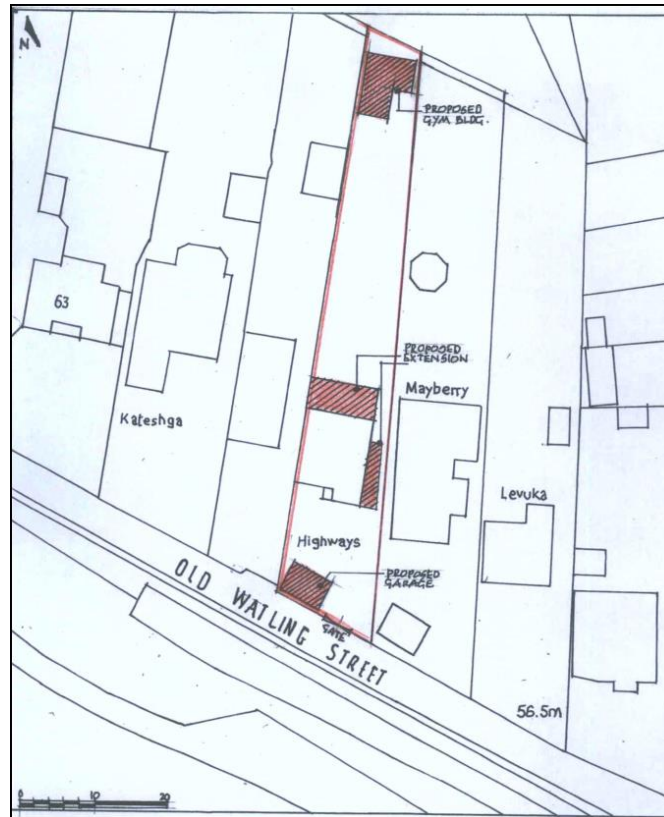
This application relates to a two-storey dwellinghouse with accommodation in the roof space and attached single storey garage to the side.



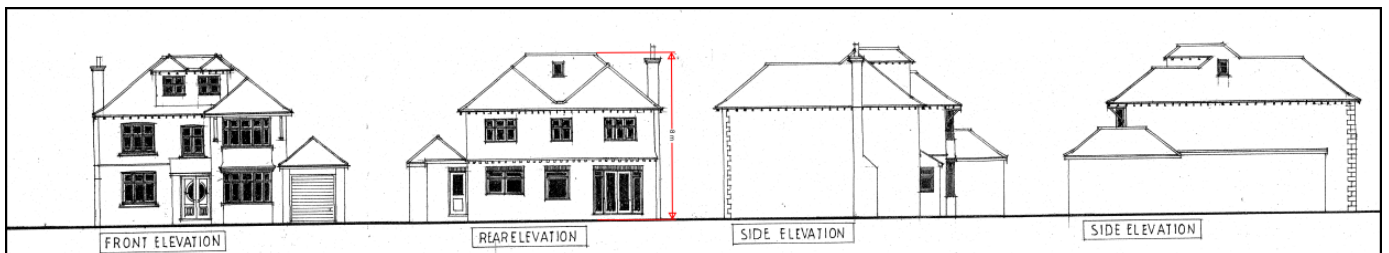
Site Visit Photograph

As the proposed block plan and elevations below indicates, the proposed works include:

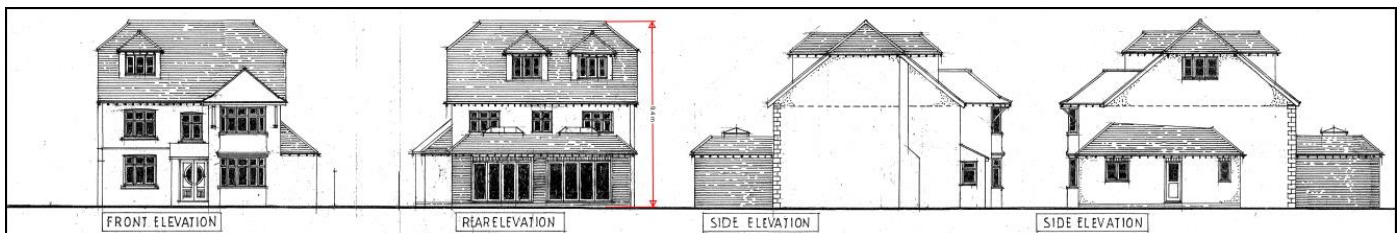
- Demolition of existing single storey side extension and replacement.
- Erection of a single storey rear extension with 2no. rooflights.
- Erection of a detached single bay garage to front garden.
- Erection of a single storey outbuilding to the rear for use as a gym/games room.
- Removal of chimney stacks
- Alterations to roof, including hip to gable roof extension, new dormer windows to front and rear roof slopes and increase in ridge height from 8m to 9.4m



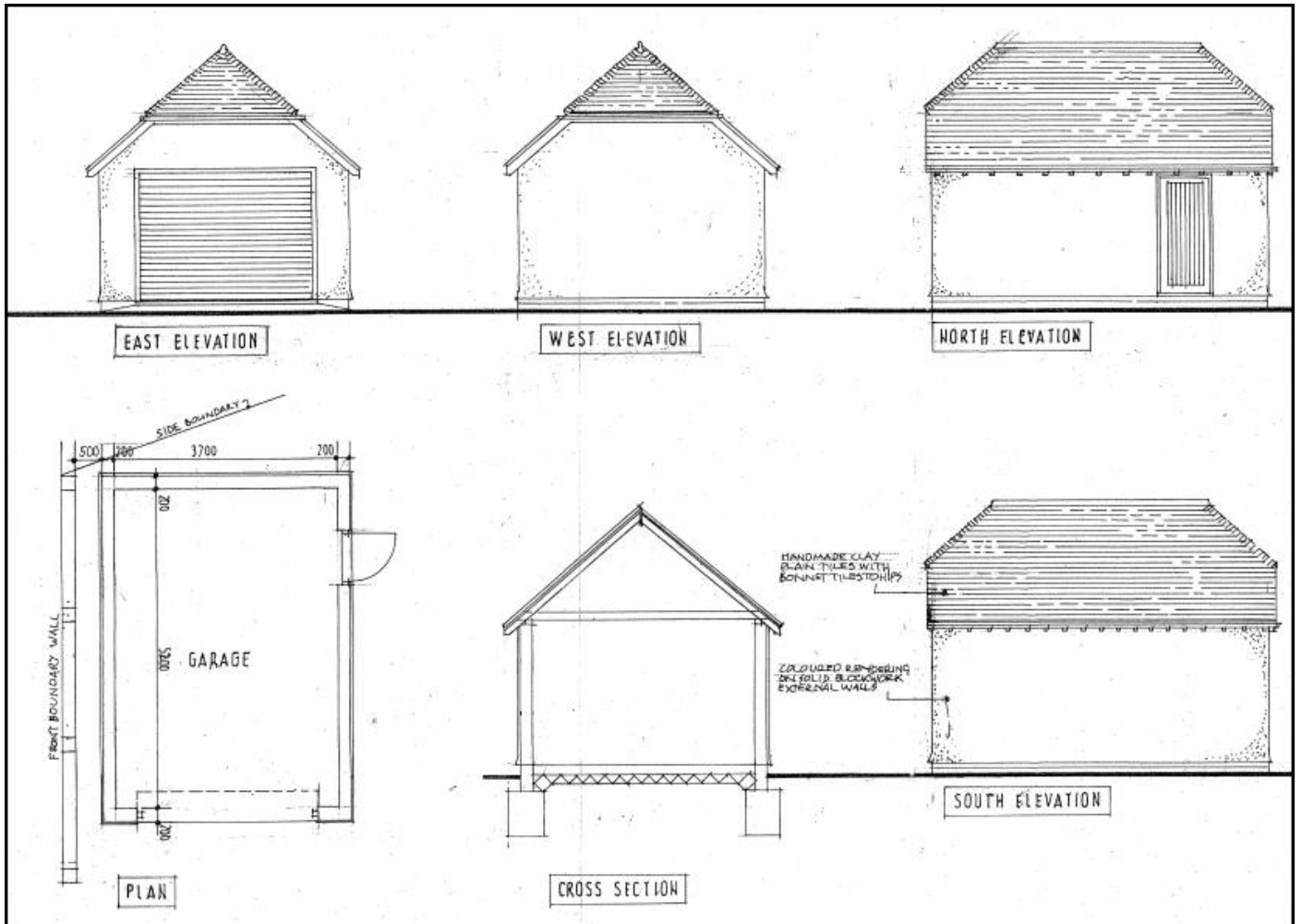
Proposed Block Plan (Not to Scale)



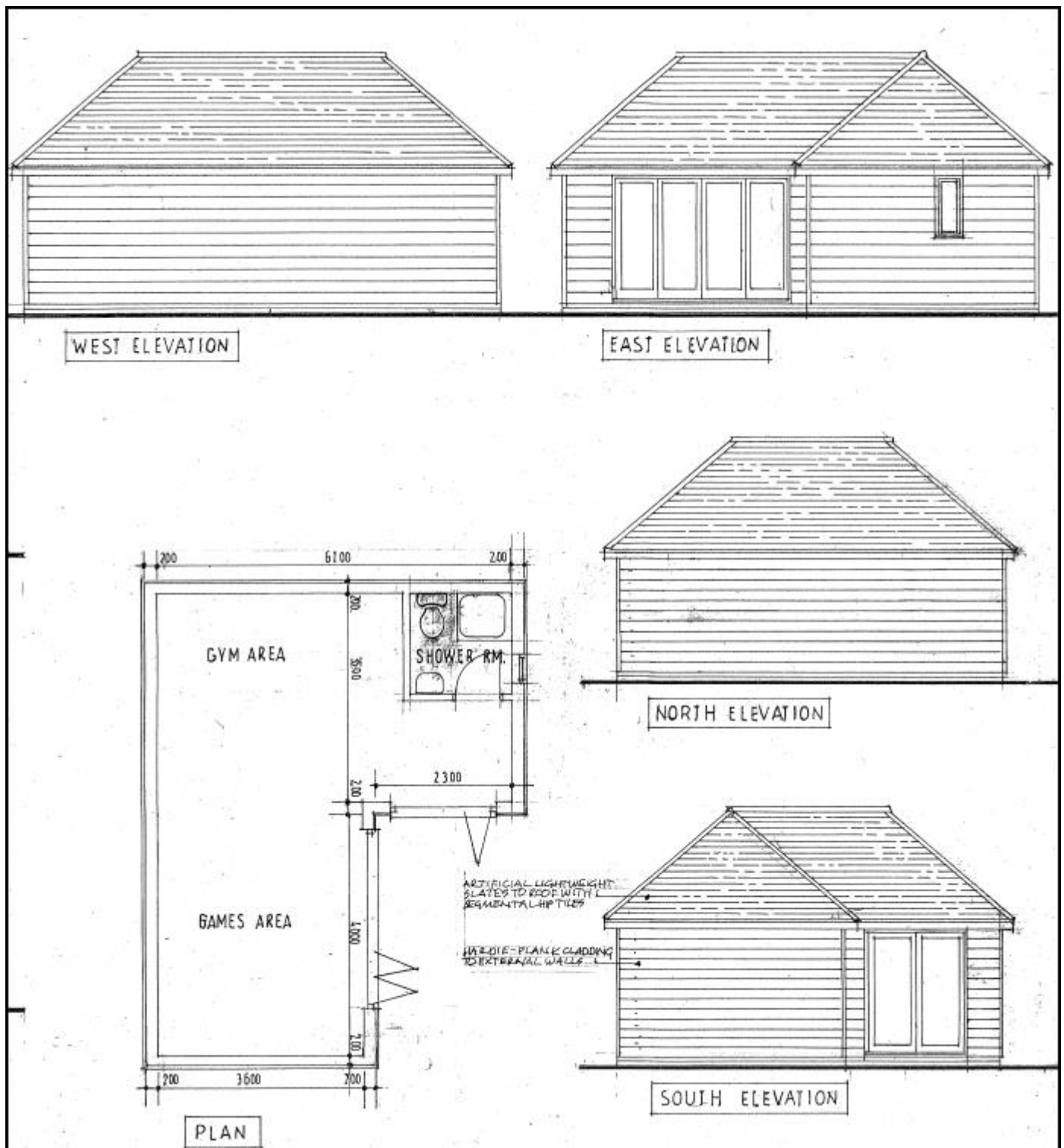
Existing Elevations – Dwellinghouse (Not to Scale)



Proposed Elevations – Dwellinghouse (Not to Scale)



Proposed Garage (Not to Scale)



Proposed Gym/Games Room (Not to Scale)

Extensions

The existing side projection appears from the outside to be a garage but based on the plans provided it has been converted to use as a store with a separate internal door provided. The existing side projection also contains a WC and Utility Room. This entire space would be removed and replaced with a smaller extension, in terms of width and depth, and would provide a WC and utility room. In terms of its scale, it would be an improvement to the existing side projection as it would create an 800mm gap from the side boundary where none exists, and it would no longer project forward of the principal elevation. It would have a blank elevation from the front, which would be better served by including a window, of appropriate side

reflecting the rest of the dwellinghouse. Its hipped roof design would be reflective of the main dwellinghouse.

The proposed rear extension would have a depth of 4m and a width to match the main part of the existing dwellinghouse. It would be 3.6m high or 4m high if including the pyramid rooflights. Whilst the overall depth, width and roof form of this extension are considered appropriate to the rear, the height of the projection is not considered to be appropriate, particularly as it intercepts the first-floor windows.

Roof

The proposed roof alterations are extensive, including hip to gable roof extension to both sides, a roof height increase of 1.4m from 8 to 9.4m high and dormer roof projections to the front and rear. By way of comparison, the neighbouring property Mayberry to the east has a height of 8.3m and Longreach to the west is approximately 7.7 high. Viewing other dwellinghouses along this row, it appears that they are also around 8m high, with exception of Tourmalane (no.63), which is a bungalow but has consent to be replaced with a two-storey bungalow with a height of 8.3m. It is clear that the raised height would be inconsistent with the heights of buildings in the area. The alterations including the hip to gable roof would also result in a wide fronted roof form, with exceptional height, top heavy and overall significant massing, which would be prominent and uncharacteristic of the nature of development in the area.

Garage

The proposed garage would have an area of 3.7m x 5.6m. It would be 4.5m high with an eave height of 2.4m.

The garage would be in a prominent position close to the highway. Although there are some other garages along Old Watling Street, front located garages are considered to be generally of poor design. It is also noted that these nearby examples are screened and set-back further from the highway and are therefore less prominent. Additionally, there is minimal boundary treatment to screen the proposed garage and no soft landscaping. As such the garage is considered to have a detrimental impact on the street scene.

Furthermore, the garage would be constructed on the only area of soft landscaping on the property's frontage and results in a loss of biodiversity with no mitigation of landscaping reinstatement proposed. As such the proposal will increase the built form of development on the frontage and creates a harsh, overdeveloped appearance.

It is noted that a similar proposal was refused at Casa Lila on this same street under planning reference 20200559. An appeal for this application was also dismissed under appeal reference: APP/K2230/D/20/3260832 (Appendix A). The inspectorate said of the area:

This part of Old Watling Street is characterised by a diverse range of individually designed single and two storey dwellings occupying generous sized plots. The dwellings are set back from the street scene behind front gardens that are enclosed by a mixture of fences, walls and hedges. The highway itself is narrow and on the opposite side of the road is a tall mature rural hedgerow and old brick wall. This, together with the informal building lines and variety of building materials contributes to the informal semi-rural character and appearance of the street scene as a whole. A very short distance to the west the development is more intensive with dwellings projecting close to the highway, immediately behind front hard-standings.

Of the proposal the inspector stated:

The proposed garage would be sited close to the front and Eastern boundary walls of the property and would occupy the small area of existing lawn. The proposed double garage would have timber clad walls with Oak posts, under a fully hipped plain tiled roof. It would sit at right angles to the road and its side elevation would be 5.3 metres long.

The proposed garage would help break up the views of the large expanse of block paving to the front of the

dwelling. However, together with the boundary walls it would have a suburbanising impact on the street scene, when viewed from both directions. Although there would be a small triangular open area between the garage and the front boundary wall, even if filled with soft planting, it would not address views of the rear of the garage when approaching from the east along Old Watling Street.

For these reasons the proposed garage would materially detract from the informal semi-rural character and appearance of the street scene and the setting of the host dwelling. Due to the proximity of the garage to the front and side boundaries of the property, this harm is not something that could be satisfactorily dealt with by condition. It would also outweigh the benefits for the appellant and their family that would result from the provision of a garage.

In this instance, the assessment of the character of the area and the proposed front garage is the same. The front location, its prominence and high visibility from the street scene would have an urbanising impact, which would materially detract from the semi-rural character and appearance of the streetscene.

Gym/Games Room

The proposed gym/games room would be an L shaped building which would have a depth of 8.2m and width of 6.5. It would be 4.4m high with an eave height of 2.3m.

This would be located to the rear and would have limited visibility from the streetscene and so its impact would by this nature, be lesser than the proposed garage to the front. However, the building proposed would be quite large, especially when compared with the footprint of the original dwellinghouse. It also appears to have quite a tall roof slope, which is not necessary for a dependant outbuilding of this nature. There are design changes which could be made to improve the appearance of this building, including reducing the scale and roof height.

Materials

The application form details that the dwellinghouse would have walls and roof to match the existing. The gym would have Hardie plank cladding and artificial slate roof tiles. Details of the walls of the garage have not been provided but it would use clay roof tiles. The windows and doors would be upvc to match the existing and boundary treatment and hardstanding would also match the existing. Further details would be needed to the materials of the garage walls which have not been provided. Slate roof tiles are not characteristic of the semi-rural area and would be unacceptable.

Cumulative Impact

Some aspects of the proposal, on their own would likely be acceptable in design terms, such as the proposed ground floor side extension. However, there are several elements of the proposals design which are poor and tip the balance, when considering the proposal cumulatively. The dwellinghouse as extended would be a prominent and uncharacteristic building amidst the smaller scale dwellinghouses in the vicinity. The proposed outbuilding, in particular the garage to the front would be harmful due to its scale, position, prominence and appearance, resulting in an urbanising impact in this area of simple, semi-rural character. The proposed development would therefore result in unacceptable harm to the character and appearance of the host dwelling and the street scene, conflicting with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Single bedroom	15	6.5
Kitchen	53	7.2
WC	3	1.3

Garden Measurement	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Area	332	100
Depth	36	10

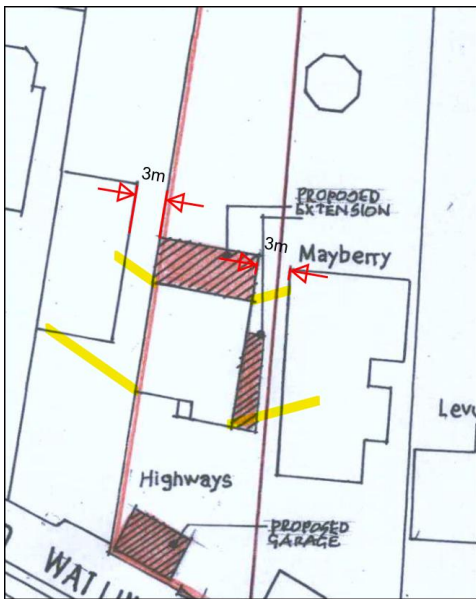
The proposed additional rooms and altered garden space, is considered to be compliant with the minimum space standard as applied by the Residential Layout Guidance SPD 2 (2020).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

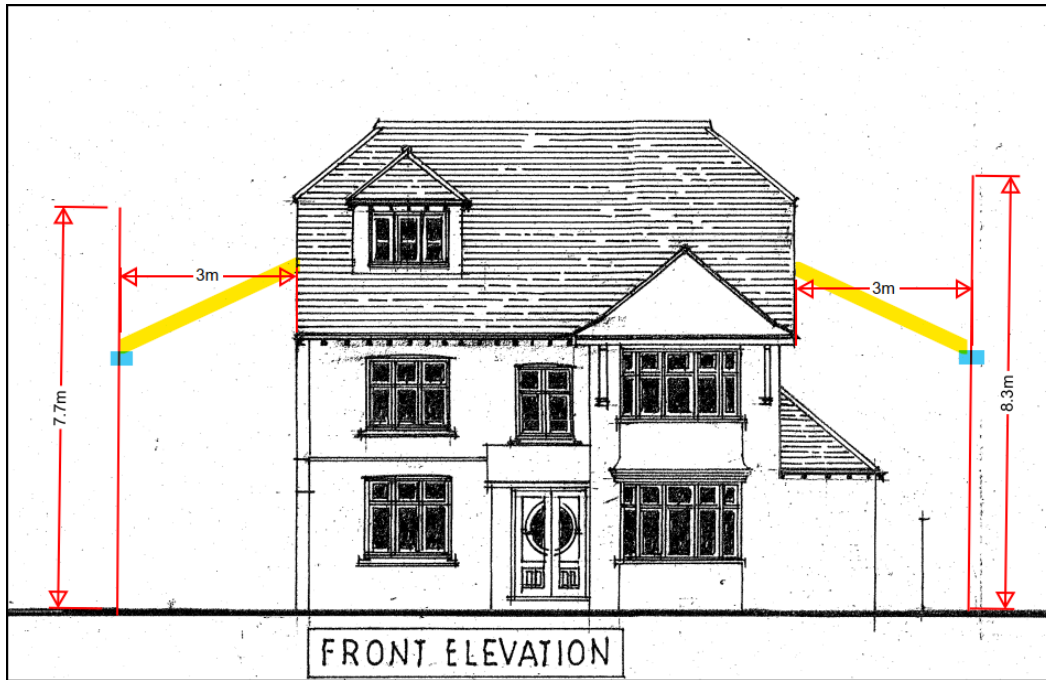
The neighbours most likely to be impacted by the development are Mayberry to the east and Longreach to the West. Given the position, scale and nature it is considered that the single storey elements of the proposal are unlikely to impact these neighbours. However, the increased height and roof alterations, could result in overshadowing.

The 45 degree test below shows the potential for overshadowing based on the layout.

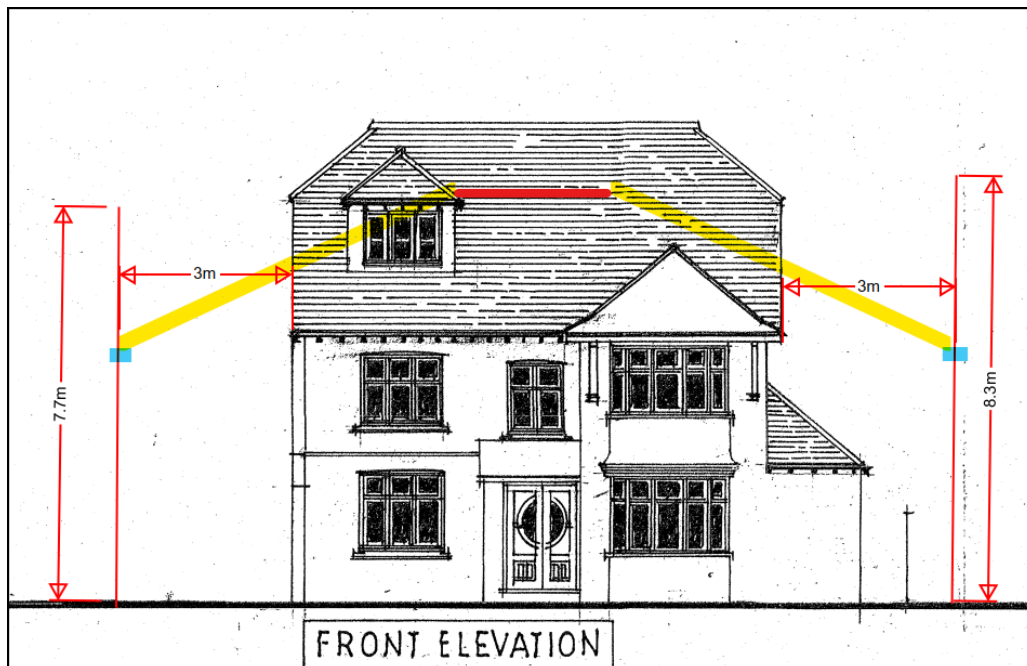


There is 1 first floor window to the side elevation of Longreach (serving a staircase) and 3 first floor windows from Mayberry (serving 2 bathrooms and a bedroom) which could be overshadowed.

The 25 Degree test shows the likelihood of overshadowing based on the position, scale and height. The blue lines indicate the approximate position of neighbouring side elevation windows at first floor.



When the same test is done but the existing roof ridge is indicated with a red line in the plan below, it is evident that there may be some existing overshadowing of these neighbouring windows. However, it is clear to see that the significant increase in roof bulk would substantially increase the level over overshadowing on the windows to the side of both neighbouring properties.



It is clear therefore that the proposed development would result in significant and overbearing overshadowing of the habitable bedroom at Mayberry.

It should be noted that there is also an existing rooflight in the side elevation facing Mayberry. This is currently obliquely angled and so there would be no direct overlooking. The proposed development would alter this section of the roof from hip to gable and would enlarge the window here, which would serve an office/study. This window would directly overlook the bathroom and bedroom windows on this neighbour's side elevation.

The proposal is therefore considered NOT to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed development would increase the number of bedrooms by 1 from 4 to 5 bedrooms. However, this change would not result in increased parking provision requirements as per the KCC Parking Standards (2006), which would require provision for a maximum parking of 3 vehicles per dwelling in the case of 4 or more bedrooms.

As a standard for cars, the parking bay sizes are expected to be 2.5m x 5m. The proposed garage would therefore provide adequate spacing for 1 vehicle. There is also a large front hard landscaped area which could accommodate additional cars, and so it is considered there would remain adequate parking provision for 3 cars. However, the additional bedroom would result in the expected provision of a cycle store for 1 cycle. However, given the 5.5 x 3.7m internal space of the garage, it is considered that there would also be room to accommodate one cycle, or this could also be provided in the proposed outbuilding at the rear.

Adequate vehicle and cycle parking provision would therefore be available in compliance with paragraphs 115 to 118 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

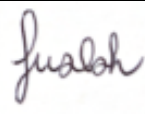
The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, excessive height, poor and incongruent design, which would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and Section 12 of the National Planning Policy Framework (2024), in terms of design, character and appearance.

By virtue of the excessive scale and poor design, in particular to the roof changes and windows alterations, the scheme would result in harm to the living environment of future occupants of neighbouring property; Mayberry. The first-floor flank windows on this neighbour's property would experience a loss of light, overbearing bulk and would be overlooked by the new window proposed. The proposal represents an unneighbourly form of development which fails to provide a high standard of amenity for neighbouring sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2024)

Recommendation

The recommendation is to refuse the application.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11th March 2025	Dated:	11 March 2025