

Delegated Report

Householder Planning Application

Application no: 20220675

Location: 19 Thong Lane Gravesend Kent DA12 4LB

Description: Alterations and extension to roof with new part hips and with dormers to front and rear and conversion of the roof space for habitable rooms; demolition of existing attached garage and extension to lounge at the side and erection of a front porch.

Applicant: Mr Gurvir Hayer

Site Visit Date: 06 April, 06 June, and 01 July 2022

Site and Surroundings

Number 19 Thong Lane is an early 1950's 'L' shaped detached bungalow (see red line site plan below) on the east side of Thong Lane Gravesend opposite the junction of Thong Lane with Barr Road and within the urban area.



It is constructed of facing bricks with a hipped plain tiled roof. There is a brick wall to the frontage of the site and an attached flat roofed garage on the south side.

The dwelling has two vehicular accesses and much of the front garden is a block paved hardstanding.

The dwelling comprises entrance hall, lounge/dining room, kitchen, bedroom, bathroom, wc., attached garage and small rear conservatory at ground floor and with 2 bedrooms and boiler room at first floor within

the roof space.

The existing dwelling has been extended by a large rear box type dormer looking eastwards and a small dormer in the north side roof slope facing towards 17 Thong Lane, in addition to the rear conservatory. The dwelling has a large east facing rear garden.

The Google Earth 3D Aerial views below show firstly the rear view of the existing bungalow in relation to the adjoining properties in Thong Lane and secondly the immediate frontage street scene.

The application property is within a group of either bungalows or chalet style bungalows on the east side of Thong Lane. No 21 Thong Lane immediately to the south is slightly elevated above the application site due to the rising land. Opposite the site on the west side of Thong Lane is a bungalow (14a) but there are two storey dwellings either side at 14 and 16. The first two storey dwelling on the east side of Thong Lane running south is no 25 Thong Lane.



The existing dwelling at 19 Thong Lane is shown in the case officer street scene photograph below.



Relevant Planning History

Planning Applications

Ref No	Description and Site	Decision	Date
19490410	Erection of a detached bungalow	Permission	05.04.1949
19520224	Erection of a detached bungalow	Permission	03.10.1952
20220140	Raising of roof height with hip to gable roof extension to front, to facilitate first floor accommodation, together with two storey side extension and rear extension with Juliet balcony, dormers to front and rear and internal layout alterations. Demolition of existing garage.	Refused	14.04.2022
20220451	Single storey rear extension with a depth of 5.00 metres, maximum height of 3.05 metres and eaves height of 2.87 metres.	Prior Approval granted	19.05.2022

Proposal

The proposal is described as being for alterations and extension to roof with new part hips and with dormers to front and rear and conversion of the roof space for habitable rooms; demolition of existing attached garage and extension to lounge at the side and erection of a front porch.

Plans and Documents

Application Form
Design Statement dated 22.6.2022
Drawing No P1: Location Plan
Drawing No P2: Existing Block Plan
Drawing No P3: Existing Floor Plans
Drawing No P4: Existing Roof Plan and Section
Drawing No P5: Existing Elevations
Drawing No P6C: Proposed Block Plan
Drawing No P7C: Proposed Floor Plans
Drawing No P8C: Proposed Roof Plan and Section
Drawing No P9C: Proposed Elevations
Drawing No P10B: Existing and Proposed Streetscene

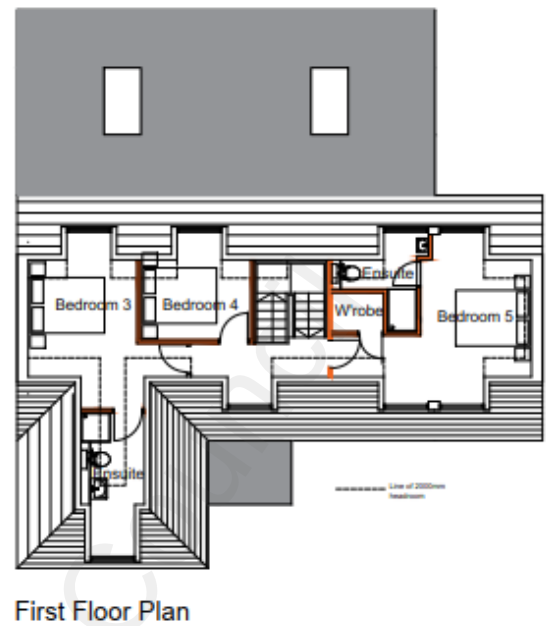
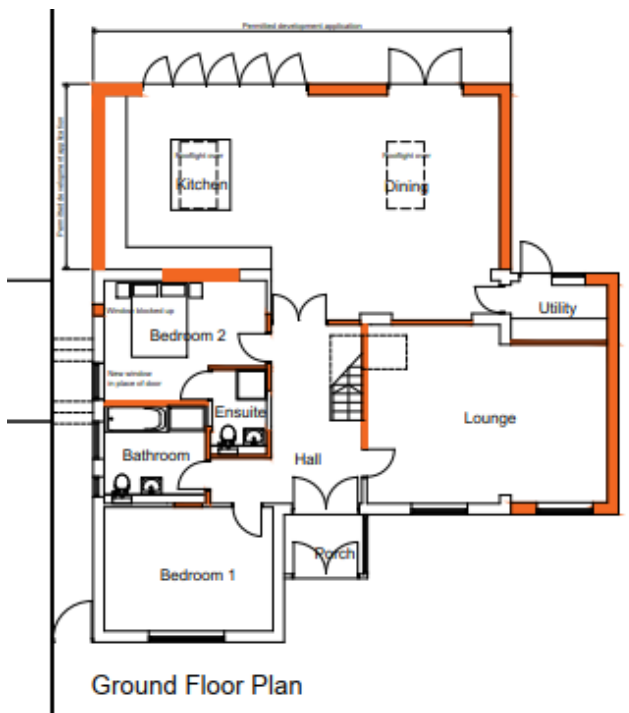
Details of the Development

The proposal does not involve an increase in the ridge height of the existing dwelling, unlike the previously refused planning application (20220140), although the existing roof will be extended over the flat roofed garage.

The extended roof will incorporate half hips either end rather than the gables in the recently refused planning application and the proposed dormers at front and rear will be set within the roof slope and will not (as in the refused scheme) break into the eaves line of the roof.

The plans also show a rear flat roofed addition for context and being 5m deep by 11.3m wide and 3.0m high as this has already been the subject of a prior approval (ref 20220451) following the refusal of the comprehensive scheme.

The floor plans as proposed are shown below



A comparison of the existing and proposed elevations is shown below

Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

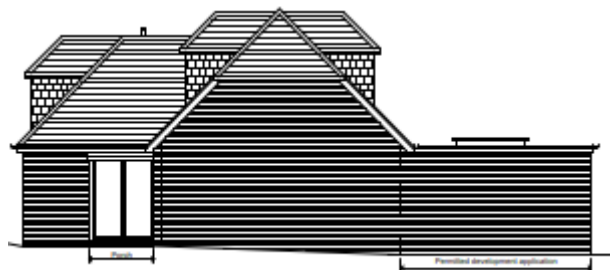


Existing Side (South) Elevation

Proposed Side (South) Elevation



South Elevation



South Elevation

Existing Side (North) Elevation

Proposed Side (North) Elevation



North Elevation



North Elevation

The following plans show the proposed and existing street scene elevations to Thong Lane



Proposed street scene to Thong Lane



Ex street scene to Thong Lane

Development Plan and other related Planning Policies and Guidance

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, and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within an **urban area** (Policy CS02) but just at the interface with the Green Belt, as defined in the Gravesham Local Plan Core Strategy Policies Map. Thong Lane is shown as being a **local distributor** in the highway network (saved policies T1-T5).

The most relevant policies from the adopted Gravesham Local Plan Core Strategy in relation to this development are as follows:

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Design and Development Principle

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994. Saved Policies in the Gravesham Local Plan First Review 1994 relevant to this development are as follows:

- Policy T1: Impact of Development on the Highway Network
- Policy T5: New Accesses onto Highway Network
- Policy P3: Vehicle Parking Standards

Review of the Local Plan

Paragraph 33 of the NPPF (2021) 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 it 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 adoption 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 National Planning Policy Framework (2021), the Council will also seek to replace these in due course.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles.
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts.
Proposed Policy INF 5: Electric Vehicle Charging Points.
Proposed Policy RES 2: Residential Space Standards.
Proposed Policy RES 4: Domestic extensions, outbuildings and other development.
Proposed Policy AM 4: Sunlight and Daylight within New Development.

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals

- Section 2, Paragraphs 7 - 14: Achieving sustainable development
- Section 4, Paragraphs 38 - 59: Decision Making
- Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport
- Section 12, Paragraphs 126 - 136: Achieving well-designed places
- Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance. The following documents are relevant to the consideration of this enquiry:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006).
- Vehicle Accesses on Classified Highways (SPG6 November 1992)

- GBC Residential Layout Guidelines including Housing Standards Policy Statement October 2015, (SPG2) Adopted February 1996 - amended June 2020
- Technical Housing Standards: Nationally Described Space Standards, March 2015
- Householder Extensions/Alterations Design Guide SPD, adopted 01 October 2021

Consultations, Publicity and Representations

Internal Consultations

GBC Highways Development Management Officer

I have no objections to this proposal, although the parking spaces shown appear to be significantly below the requirements of SPG4, there is sufficient space on the drive to accommodate a minimum of two cars which is all adopted residential parking guidance requires.

Ward Councillors

No comments received

External Consultations

None undertaken

Publicity and Representations

The owners/occupiers of 4 adjoining dwellings/premises were notified of the proposal and a site notice (Article 15) displayed on site.

The final expiry date for comments was 22nd July 2022.

No representations have been received

Planning Officer's Analysis and Assessment

Introduction

Planning Application reference 20220140 for raising of roof height with hip to gable roof extension to front, to facilitate first floor accommodation, together with two storey side extension and rear extension with Juliet balcony, dormers to front and rear and internal layout alterations, and demolition of existing garage was refused earlier this year for the following reasons:

1. The design, layout and form of the development has not been derived from a robust analysis of local context and character. The design of the scheme in this case is unacceptable, wherein the roof of the dwelling appears to be 'squashed down' and with two dominant elements at front and rear that are tantamount to a conventional two storey development, resulting in what is an unnecessarily bulky development and an awkward design that is out of character with the immediate street scene, which is comprised of bungalows or chalet style bungalows. Moreover, the size and bulk of the development results in a dwelling that would be of an expansive scale from front to back and in that respect the scheme is not subservient to or subordinate to the host dwelling.

The development is therefore contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and fails to comply with the key principles of the Householder Extensions/Alterations Design Guide SPD (October 2021), and section 12 (achieving well-designed places) of the National Planning Policy Framework (2021), and the development will not make a positive contribution to the street scene or the character of the area.

2. The proposed development by reason of its proximity, depth, scale and height are such that the development would be a particularly unneighbourly form of development and would be overbearing and harm the outlook from the neighbouring dwelling at 21 Thong Lane, and would therefore fail to safeguard the amenity of adjoining occupiers, which would conflict with the requirements of the Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), section 12 (achieving well-designed places) of the National Planning Policy Framework (2021), and the adopted Householder Extensions/Alterations Design Guide SPD (October 2021).

Since then, there has been a prior approval given for a single storey rear extension (20220451) with a depth of 5.00 metres, maximum height of 3.05 metres and eaves height of 2.87 metres, although this has not been implemented to date.

In addition, pre-application discussions have since taken place with the applicant and agent to seek to address and overcome the previous reasons for refusal. It is considered that those discussions have been beneficial in leading to this amended application and the submission of the design statement, as requested by the case officer, has been helpful in demonstrating how the revised proposals have met the key design issues and concerns including potential neighbour impacts.

The applicant's Design Statement indicates that the key design issues to be addressed are:

1. Contain any first-floor development within the existing ridge height
2. Reduce the bulk of the first-floor adaptation
3. Give consideration to the relationship of the proposals to No 21 Thong Lane.
4. Retain the existing chalet bungalow style and character of the existing building particularly in the context of its relationship to adjacent chalet bungalows.
5. Create dormer windows that are proportionate and appropriate in scale and outlook.

The Key Issues

The key issues in the consideration and evaluation of this planning application nevertheless remain:

- Principle of the Development
- Design, Character and Appearance and Visual Impact
- Amenity of Future Occupiers
- Impact on the Amenity of Neighbouring Properties
- Traffic Generation, Highway Safety, Access and Parking Issues
- Other Material Planning Considerations

Principle of Development

Policy CS01 (Sustainable Development) indicates that when considering development proposals, the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in the Core Strategy.

The application site is situated in an urban area. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy 2014 indicates that the strategy prioritises development in the urban area as a sustainable location for development. Domestic extensions, additions and alterations to dwellings are generally accepted as being appropriate in principle within the urban area.

There are therefore no policy objections to the principle of the development on this site subject to the proposal complying with the relevant policies relating to design and impact on the character of the area, the amenity of future occupiers, the impact on the privacy and amenity of neighbouring properties, highway or parking impacts, and any other material planning considerations.

Design, Character and Appearance

Policy Considerations

Paragraph 130 of the National Planning Policy Framework (NPPF) 2021 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 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Emerging policy RES 4 of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 indicates that: *all domestic extensions, additions and alterations should be well designed and located and respect the scale, form, proportions, character and appearance of the main dwelling and the character of the locality. Particular attention should be paid to:*

- *The roof form and roofline.*
- *Window detail.*
- *Architectural features.*
- *Boundary treatments, and*
- *Materials.*

Paragraph 9.4.13 states that *proposals for domestic extensions, outbuildings or other forms of development, which harm the character and appearance of the main dwelling or its locality or have an adverse impact on the amenity of occupiers of neighbouring properties or otherwise are not policy compliant will not be permitted.*

The recently adopted Householder Extensions/Alterations Design Guide SPD (October 2021) sets out the key principles for new development in the form of extensions and alterations.

It states in relation to **Character and Design Quality**

9.1 Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant

It includes guidance on the type of residential extensions and alterations that the Council may consider acceptable.

In respect of **Single Storey Rear Extensions**, it states, amongst other things:

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.*
- *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.*

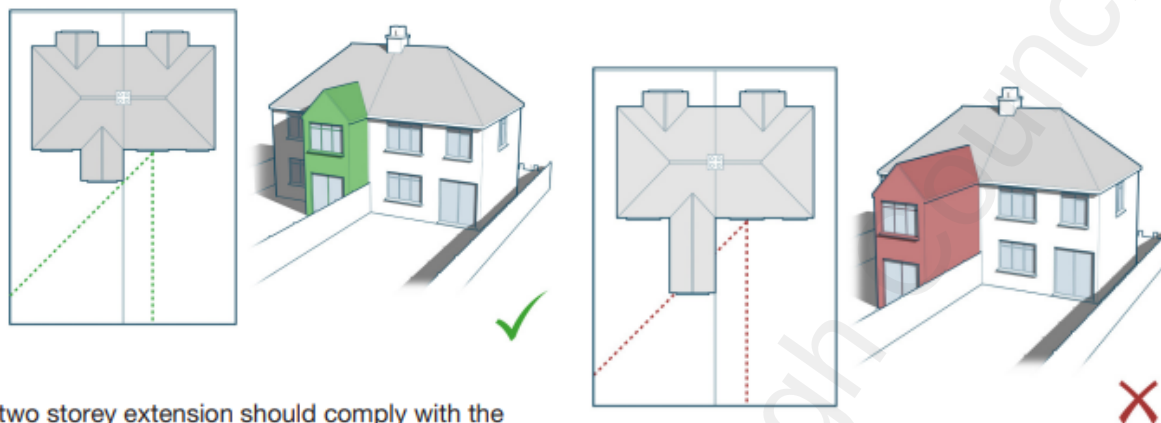
It states in relation to **Two Storey and First Floor Rear Extensions**

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g., mid-terraced properties, and need to be carefully designed to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and 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: two storey extensions can have very significant impact on neighbouring amenity, so should*

generally not be built up to site boundaries with neighbouring gardens / properties.

- **Width:** Extensions should not be of greater width than the original building.
- **Design:** Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.
- **Materials:** Using matching external materials and window / door frames is especially relevant for two storey extensions.
- **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 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



A two storey extension should comply with the 45 degree rule. (See Appendix 1).

In respect of **roof extensions**, the Householder Extensions/Alterations Design Guide SPD includes guidance on side roof extensions including that the height should be lower than the existing ridgeline and if proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street. In terms of front roof extensions, the guidance indicates that it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.

Analysis

Following an examination of the plans with this proposal and case officer site visit, including the pre-application submission, it is considered that the proposals are now more considered in terms of their design and impact on the character and appearance of the building and within the street scene.

The amended proposal has been restricted to the height of the existing ridge.

The dormers are more proportionate and balanced within the roofspace and even though there is a double dormer at both the front and rear, the design of the dormers will not have a harmful appearance to the dwelling. The size of the dormers is well proportioned being based on the width of the window rather than in the previous scheme that included significant tile cladding to the dormer cheeks. The dormers have been reduced in width from 1800mm width to 1200mm width. The front dormer to the projecting wing at the front is lower than in the main roof and perhaps is slightly jarring visually. The window to that dormer is shown as being obscure glazed.

The extension over the garage is generally supported in design terms but may have some impact on the neighbouring property to the south. It is a half hip design which will assist to reduce its impact.

The proposed porch at a ground area of 3m² just falls within the scope of permitted development and is acceptable although the external door design is more contemporary.

The application is supported by a design analysis showing how the revised proposals have addressed the previous grounds of refusal. This concludes:

The revised proposals to which this Design Statement relates have been prepared in response to the grounds for the refusal of the previous planning application. The bulk of the proposal has been reduced and attention paid to the form and scale of the proposals with regard to the immediate context and setting. We consider that these proposals now broadly meet the objectives of Local and Nation Planning Policy Guidance for this scale of development.

Generally, it is considered that the revised proposals would retain the bungalow or chalet bungalow character of the dwelling rather than turning the dwelling into a two-storey building which was the essence of the refused application and which was why that application was found to be at odds with local policy and guidance.

In terms of external facing materials, it is indicated in the planning application form that the roof will be new plain tiles to match existing rather than roof slates as previously proposed and with light brown stock facing brickwork to match existing.

Overall, the proposals are now of a reasonable design and can be accommodated reasonably successfully within the site and would not materially harm the character or appearance of the dwelling or impact on the street scene and will comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines'.

The Supplementary Planning Guidance Note 2 Residential Layout Guidelines referred to above sets out the Council's standards in relation to private garden areas and internal space standards, amongst other things.

On 25 March 2015, the Government issued a written ministerial statement, which introduced new technical housing standards in England. This means that the Borough Council now interpret Tables 1 and 3 of the Residential Layout Guidelines July 1996 in accordance with the new standards.

The development will provide acceptable internal living standards according with national space standards. There will still be a sufficient depth and area of private amenity space if the development were to be built. The existing dwelling has a significantly long and wide rear garden.

There is therefore no conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) in terms of this specific aspect of the development.

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 130 of the NPPF (2021) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The recently adopted Householder Extensions/Alterations Design Guide SPD (October 2021) sets out the key principles for new development in relation to neighbour impacts.

In respect of **Overshadowing**, it states:

9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction

in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection or are two-storeys in height.

In respect of **Privacy**, it states:

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.

In respect of **Overbearing and Outlook**, it states

An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

The GBC Residential Layout Guidelines (SPG2) set out the Council's requirement in terms of privacy distances, overshadowing and internal and external living space standards.

The side elevation of the neighbouring property to the south viewed from the application property is shown in the photograph below. The existing garage at the side of the neighbour's property has been converted into a bedroom and the window in the flank elevation of that property at first floor level is a landing window. The neighbour's property is at a significantly higher level than the application site.



In addition, the Google Earth image below also shows the relationship of the existing dwelling to the neighbouring properties either side at 17 and 21 Thong Lane.

There is a single storey rear extension at no 17 Thong Lane that extends beyond the main rear elevation of the applicants dwelling. Conversely the existing main rear wall of the applicants dwelling at 19 Thong Lane is already slightly set back from the former side garage addition (now a bedroom) of the adjoining dwelling

to the south, 21 Thong Lane.



In the previous refused planning application (ref 20220140), it was considered that the proximity, depth, scale and height of the proposed development were such that the development would be a particularly unneighbourly form of development and would be overbearing and harm the outlook from the neighbouring dwelling. There were neighbour objections to that application.

The revised proposal still includes an extension of the roof over the garage. Whilst this is likely to have some impact on the neighbour to the south (at 21 Thong Lane) it is not considered that this would result in material harm provided that the design incorporates the half hip to reduce the impact near the boundary of the site and there are no windows inserted in the flank elevation. The concern in the refused scheme related to the gable roof design, and the depth and height of the front and rear extensions.

The reduced neighbour impact on the dwelling to the south showing greater separation space between the two dwellings is illustrated in the drawings taken from the applicants Design and Access Statement.



Refused relationship to No 21 Thong Lane



Proposed relationship to No 21 Thong Lane



In terms of the impact on the dwelling to the north (17 Thong Lane) there are currently three windows and a door in the side (north) elevation of the applicants dwelling and that the door will become a window. There are obscure glazed windows only in the flank side wall of 17 Thong Lane that face the

application property.

Because of the position of the extension at the side of the neighbouring dwelling (as is apparent in the case officer photograph opposite) the insertion of a window in place of the door would not cause material harm to the neighbouring dwelling.

The other existing windows would remain as obscure glazed windows

The existing steps serving the redundant doorway are to be removed as part of the proposal, as requested by the case officer at the pre-application stage.

It is noted that the development would still retain the side access next to the boundary with 17 Thong Lane from front to rear, thus giving the applicants front to rear access without having to go through the dwelling for such matters as carrying ladders or garden equipment and also for cycle access to a rear cycle store.

It is noted that there have been no neighbour objections to this revised application.

Whilst it is acknowledged that the development will result in some inevitable neighbour impacts those impacts are not considered to be sufficiently material as to justify grounds of refusal and on balance it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

Traffic Generation, Highway Safety, Access and Parking Issues

At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4). SPG4 states that for a property with four or more bedrooms there should be a maximum of 3 spaces per dwelling, 2 spaces for 3 bedroom dwellings.

The property currently has a garage that will be removed and there are two parking spaces shown on the applicants submitted block plan within the front garden although additional parking may be possible within the front garden albeit that it would be desirable for the in and out access arrangement not to be compromised and such that it does not result in reversing movements of vehicles on to Thong Lane bearing in mind that Thong Lane is a local distributor route on the highway network.

There is no highway objection from the GBC Highways Development Management Officer although he indicates that the spaces are a little substandard and should be 5m x 2.5m. An electric charging point is shown to be provided. There is cycle parking provision in respect of a cycle store at the rear which will need to be the subject of a planning condition to ensure it is provided before the development is first occupied and is both secure and weatherproof.

Subject to the above in respect of parking and highway safety this revised proposal is not considered to conflict with Gravesham Local Plan Core Strategy Policy CS11 (Transport) or saved Policies T1, T5 and P3 of the Gravesham Local Plan First Review.

Any Other Material Planning Considerations

None

Conclusions and Balancing Exercise

Overall, the proposals presented in this revised application provide a more considered response to address the previous grounds of refusal on design, character and neighbour impact.

The dormers are more proportionate and balanced within the roofspace.

Generally, it is considered that the revised proposals would retain the bungalow or chalet bungalow character of the dwelling rather than turning the dwelling into a two-storey building which was the essence of the refused application and which was why that application was found to be at odds with local policy and guidance.

The revised proposal still includes an extension of the roof over the garage. Whilst this is likely to have some impact on the neighbour to the south (at 21 Thong Lane) it is not considered that this would result in material harm as the design incorporates a half hip to reduce the impact near the boundary of the site and there are no windows inserted in the flank elevation. The concern in the refused scheme related more to the gable roof design, and the depth and height of the front and rear extensions.

There have been no neighbour objections to this revised application.

There are no highway objections subject to conditions and no other material planning considerations.

It is therefore considered that the proposals can be supported, and PERMISSION granted but subject to appropriate conditions.

In the analysis of the planning issues and the subsequent recommendation, consideration has been given to the Human Rights Act and it is concluded that any breaches or interference to individual human rights are reasonable and fair.

Recommendation:

The recommendation is for **PERMISSION**, subject to the following conditions, reasons and informatives

Case Officer:	Mr Peter Price	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	01 August 2022	Dated:	03 August 2022