



Delegated Report

Householder Planning Application

Planning Application No: 20240660

Location: 277B Singlewell Road Gravesend Kent DA11 7RN

Description: Erection of a two storey front side and rear extension, loft conversion with rear dormer and rooflights, internal alterations and removal of the chimney.

Applicant: MR SAJJAD SYED

Site Visit Date: 5th September 2024

Submitted Documents/Plans

- Application Form
- Drawing No: PL002 (Proposed Site Plan)
- Drawing No: PL001 (Block Plan)
- Drawing No: PL009 (Proposed Ground Floor Plan)
- Drawing No: PL012 (Proposed Roof Plan)
- Drawing No: PL003 (Existing Ground Floor Plan)
- Drawing No: PL014 (Proposed Side Elevations)
- Drawing No: PL004 (Existing First Floor Plan)
- Drawing No: PL008 (Existing Side Elevations)
- Drawing No: PL011 (Proposed Loft Plan)
- Drawing No: PL010 (Proposed First Floor Plan)
- Drawing No: PL006 (Existing Roof Plan)
- Drawing No: PL007 (Existing Front and Rear Elevations)
- Drawing No: PL005 (Existing Loft Plan)
- Drawing No: PL013 (Proposed Front and Rear Elevations)
- Drawing No: PL000 (Site Location Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20010049	Demolition of existing dwelling and erection of 1 no. detached two storey 4 bedroom dwelling with a room in the roofspace retaining use of existing double garage and 1 no. detached two storey 5 bedroom dwelling with detached double garage at the front.	Permitted	17.05.2001

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 04.10.2024 and no comments were received.

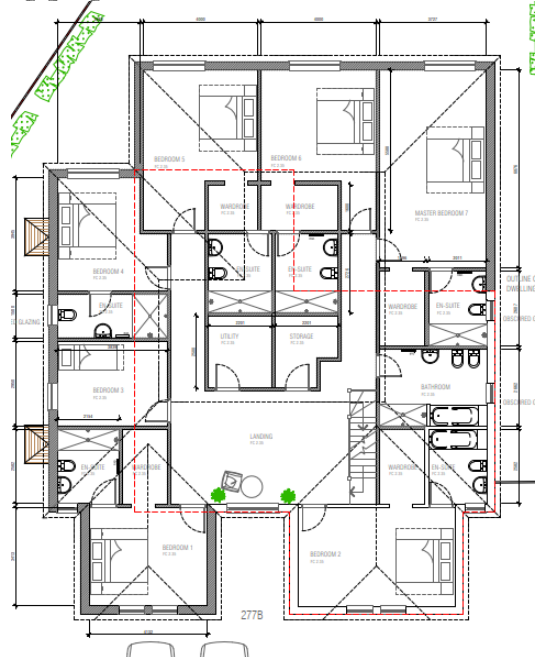
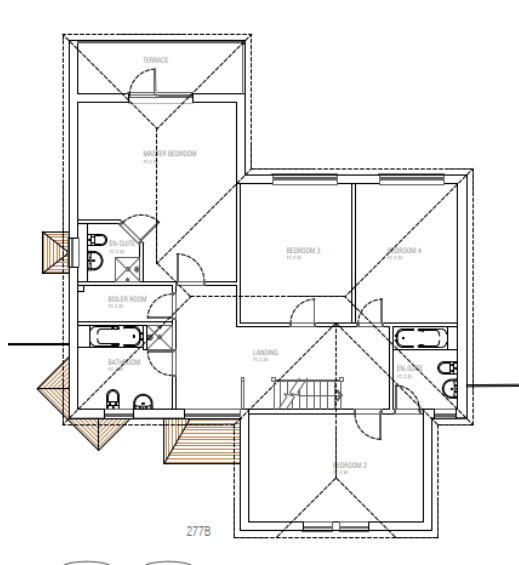
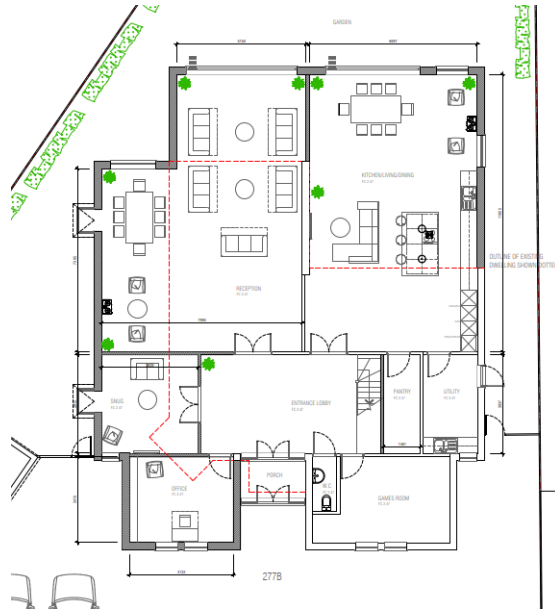
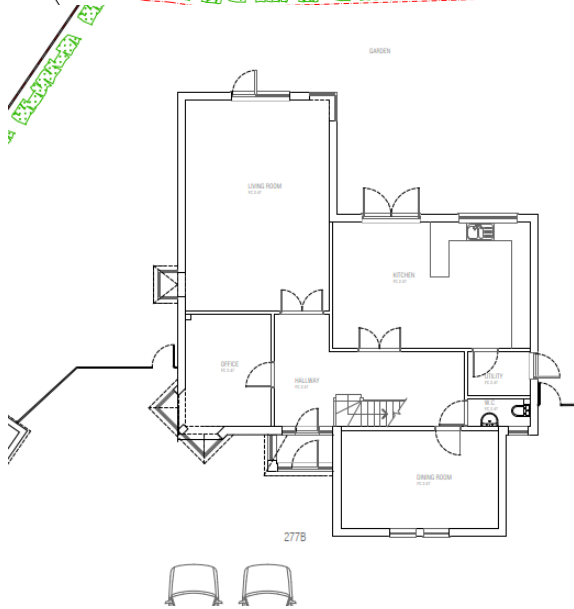
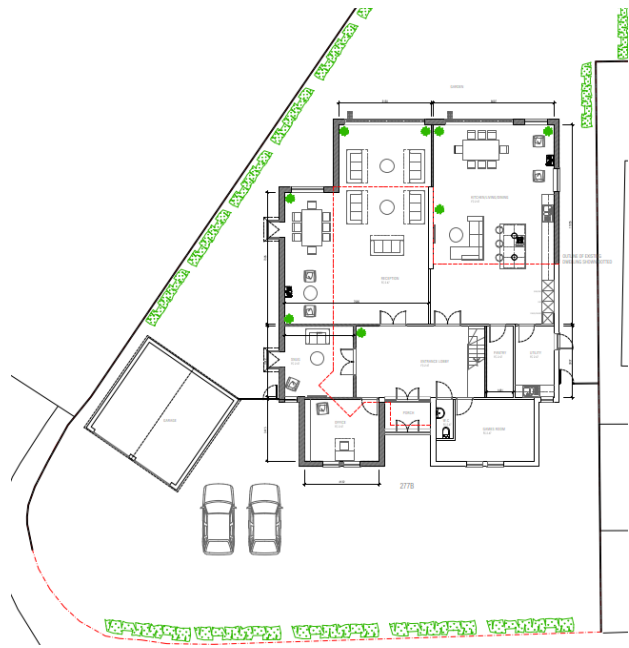
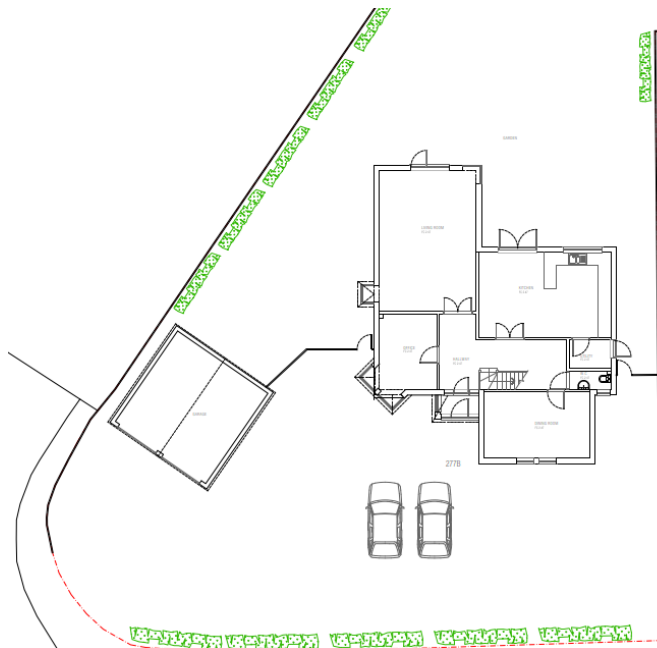
Officer's Analysis

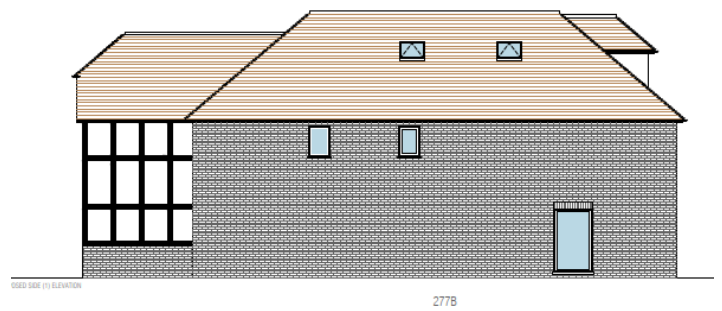
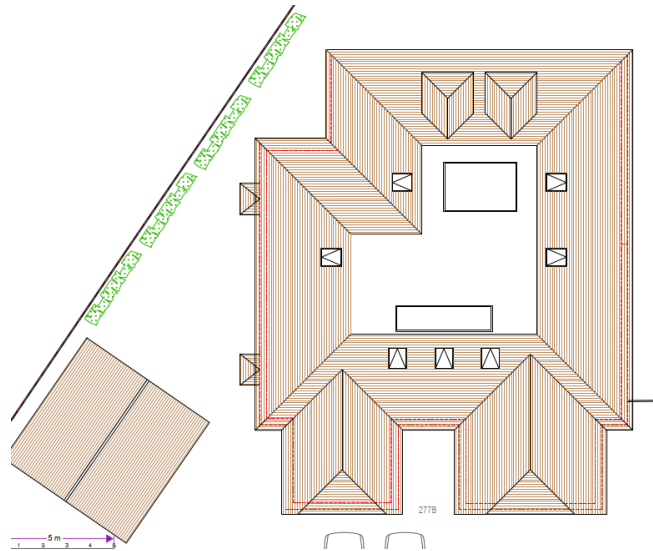
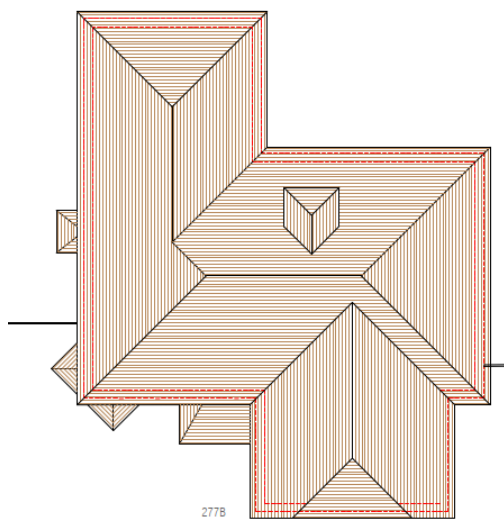
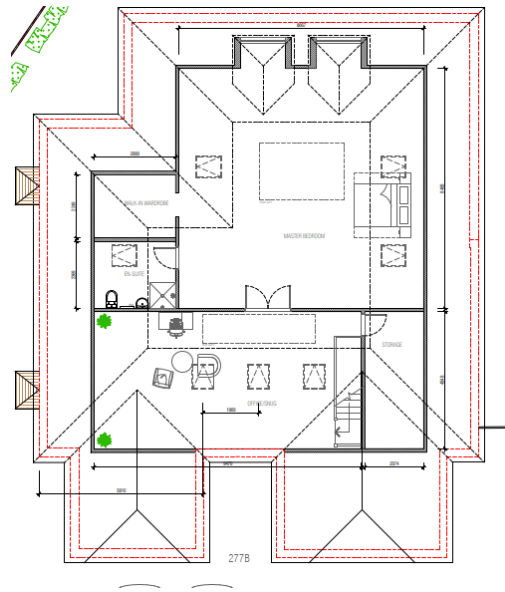
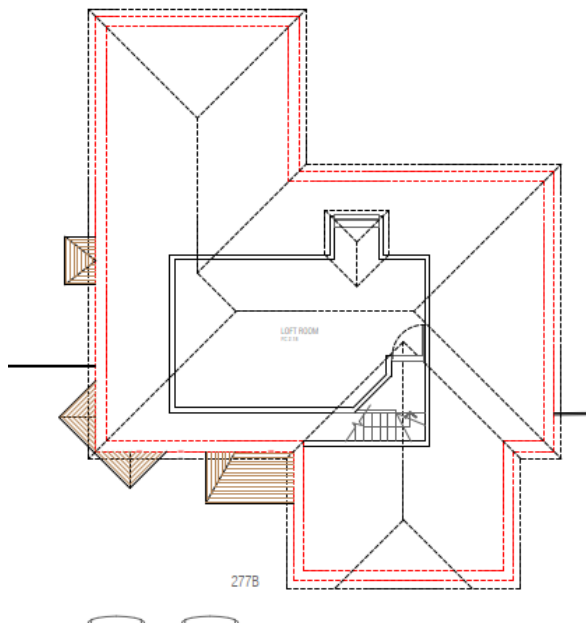
Proposal

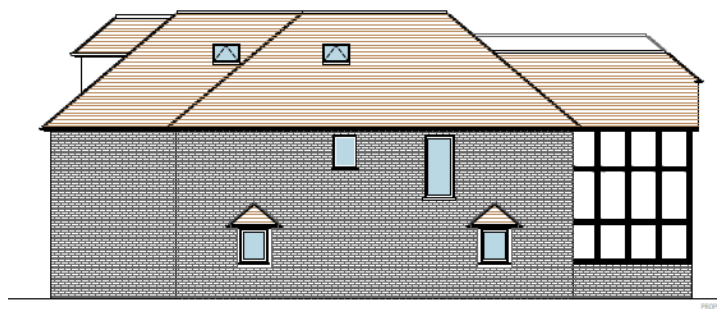
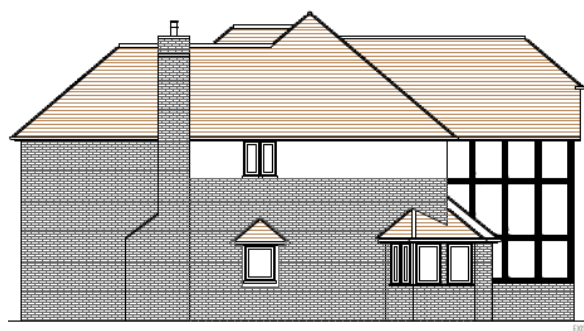
The proposal seeks the erections of a two storey front side and rear extension with a loft conversion, rear dormer and roof lights. The proposal will also remove the chimney and include internal alterations to allow for the creation of a 7 bedroom dwelling.

Existing

Proposed







Background

The application property was constructed circa 2001 under reference 20010049. It was constructed in the side garden of 277A Singlewell Road, part of this permission imposed the below conditions.

3. Notwithstanding the provisions of Article 3 of and Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, no additional windows other than those shown on the approved drawings shall be inserted in the side elevations of the dwellings hereby permitted without the prior written permission of the District Planning Authority having first been obtained.

4. The window in the side elevation of the dwelling facing no. 275 Singlewell Road shall at all times be obscure glazed only.

Character and Appearance

The application property is a detached family dwelling situated on an irregular shaped plot which tapers in towards the rear boundary. The application property is situated behind mature shrubs and is partially obscured from the street. The site has one neighbouring property on the Northern boundary known as 277a Singlewell Road, with the other properties being situated across the road.

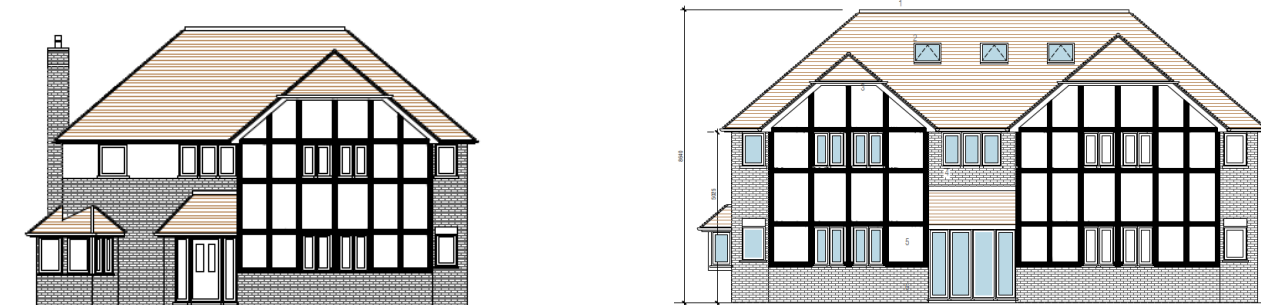
The proposal seeks to extend the property to the front, side and rear whilst introducing two dormers in the new roof to serve an extended loft area.

The first element of the proposal seeks to demolish the chimney stack and carry out a full width two storey

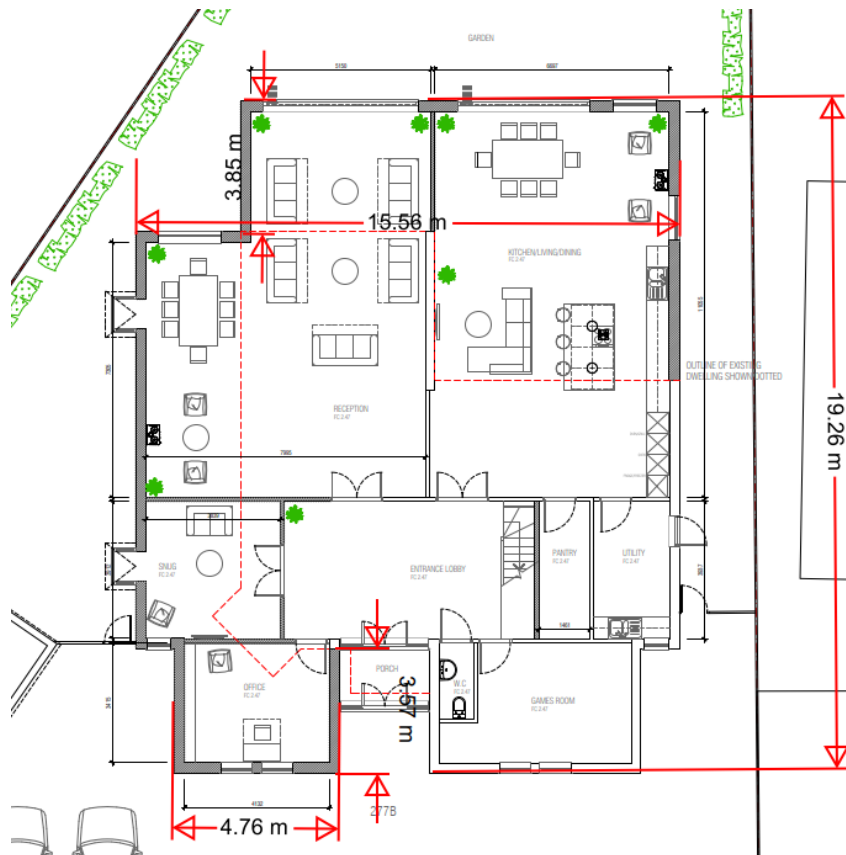
side extension and a front extension which will introduce a front facing gable. The space between the two gables will be joined at ground floor level by way of a porch.

The front extension will project 3.57m from the front elevation and span 4.7m over two floors.

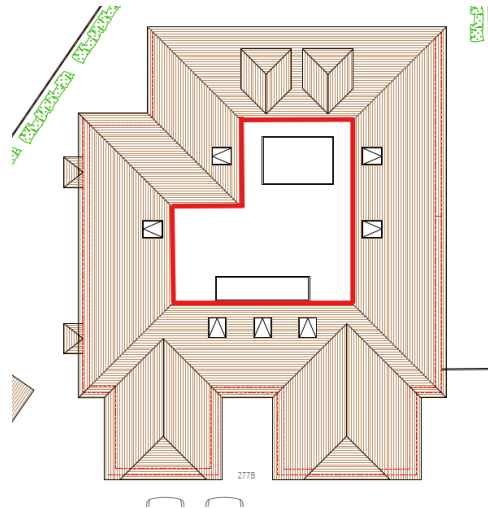
The side extension will project 3.0m from the southern flank elevation to enable the creation of additional bedrooms and living space.



To the rear the property will see a further two storey extension which will have a depth of 3.8m over two floors.



The most significant concern with this proposal is the introduction of the vast crown roof form which will result post development, such a roof form is something which is neither supported nor encouraged by the Local Planning Authority. It is considered that the proposed development would introduce a significantly sized flat roof element at first floor level which constitutes overdevelopment of the site.



The Council's adopted design guidance states:

9.3 Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area. It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported (unless the original house main roof is flat)

In this instance the extensions do not demonstrate any subservience and do not adhere to the above guidance. The proposed flat roof will be visible from the main street scene as the property is situated further forward than No 277a Singlewell Road, thus exposing the northern flank elevation to the wider streetscene. This would have a harmful effect on the wider streetscape and is liable to encourage similar proposals at the detriment of the Road.



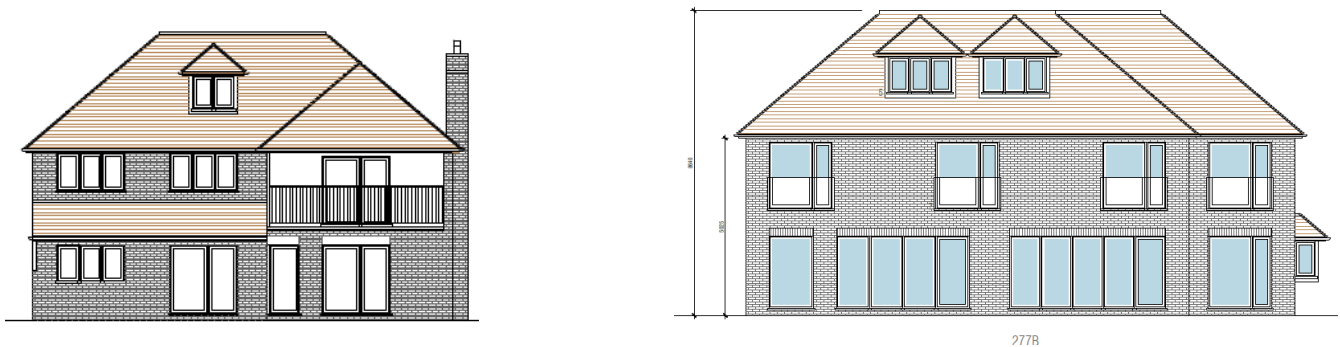
The proposed alterations are vast and will add a significant amount of bulk and massing to the dwelling. The existing dwelling has a footprint of 146sqm, the proposed dwelling has a footprint of 277sqm which is almost double the size of the original dwelling. The Council's adopted design guide states:

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

In this instance the proposed development would dominate the original dwelling and does not reflect any subservience in its design. The extensions will entirely dominate the flank and rear elevations and a large majority of the front elevation which is unacceptable.

The proposal will result in misalignment of the fenestration in the rear elevation, the Council's design guidance is clear in that it states, *"Alignment of Windows: Should include window position and design which*

reflects the position, design and character of windows to the lower levels of the host building”

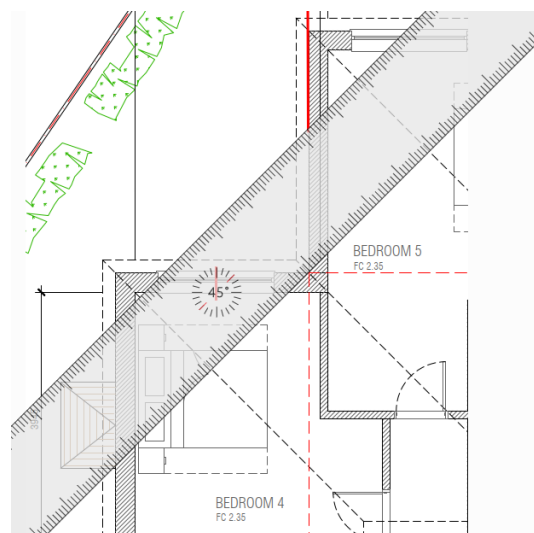


The proposal would result in harmful overdevelopment of the dwelling which by virtue of its size, mass and bulk would fail to respect the design, character and appearance of the original dwelling and harm the wider streetscene. The proposed development does not respect the scale of the original dwelling and if permitted would be contrary to CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2020, Design for Gravesham – Design Code (2024) and Para 135 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Post development the property would have 8 bedrooms which in terms of size would all comply with the nationally described space standards. There would also be adequate garden space to meet the needs of the development.

The 45 degree test was carried out for the window serving bedroom 4 and it showed that this bedroom window would have very poor outlook in a North Westerly direction which is contrary to the requirements of SPG2 – Residential Layout Guidelines 2020 and Para 135f of the National Planning Policy Framework 2023.

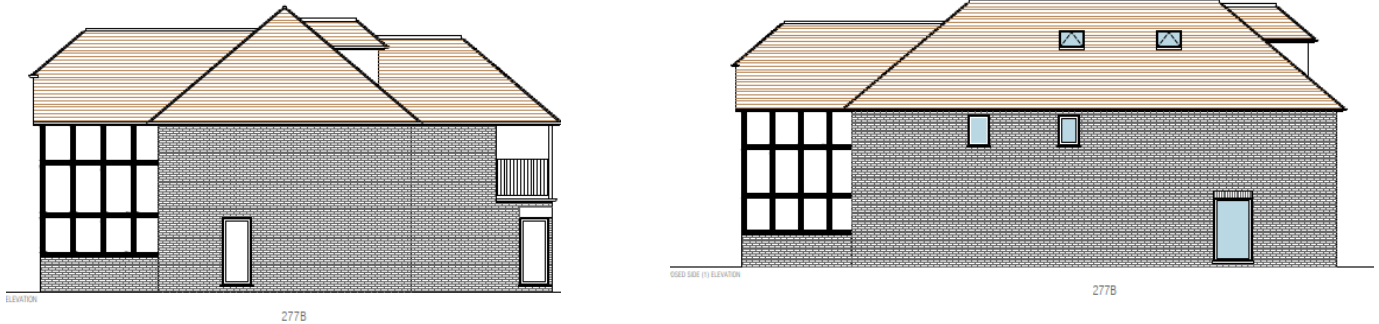


The proposed extensions will result in unacceptable and detrimental outlook for future occupiers of the property. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Design for Gravesham – Design Code (2024), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

Neighbouring Amenity

Due to the siting and location of the extensions the proposal is only liable to impact No 377a Singlewell Road.

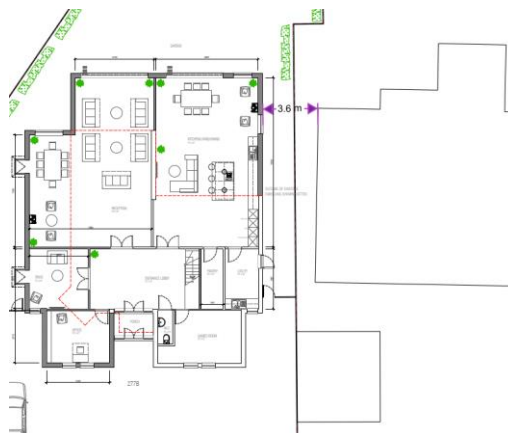
In terms of privacy it is noted that the proposal will introduce a large window in the flank elevation which will face directly towards No. 377a, this window will also serve a living room.



Whilst it is acknowledged that No. 377a has no main windows in the flank elevation and only a door at ground floor the proposed window would not cause any major issues regarding privacy, furthermore there would be some boundary treatment between the properties. At first floor level there are windows proposed to serve a w/c, these windows would be conditioned to be obscure glazed and top hung in perpetuity to maintain privacy.

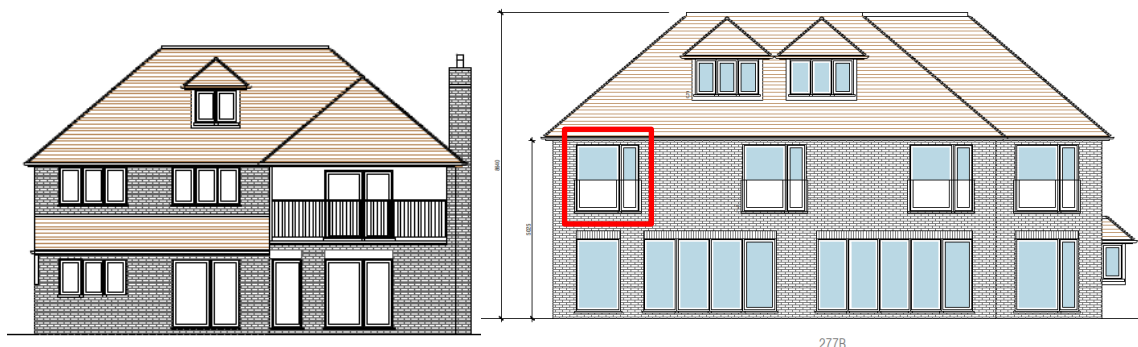


The proposal seeks to introduce four Juliet Balconies in the rear elevation. It is noted that there is currently a platform balcony at the rear of this property however it is situated away from the shared boundary with No. 377a. The proposed extensions will not only increase the proximity of the properties but will also introduce a Juliet balcony which will offer direct views into the rear garden of No 377a. The building line of No 377b would project past the rear elevation of No 377a thus increasing its prominence.



The Juliet balconies will give the perception of overlooking for No 377a to an unacceptable level with the

size of the windows being considered inappropriate and excessive which increases the perception of surveillance into private amenity space. The balcony highlighted below would have the most harmful impact and is unacceptable.



At present the application property is sited forward of No 377a, post development the extensions will mean the property will project past the building line to the rear as well as the front. The 45 degree test was carried out and there were no concerns that the proposal would result in any detrimental loss of light or outlook to No. 377a.

The proposed balconies and large windows on the rear elevation of the dwelling would result in unacceptable levels of both direct and perceived overlooking into the private amenity space of 377a Singlewell Road and would be harmful to the amenities of the existing and future occupiers of this property, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to SPG2 Residential Layout Guidelines (2020), Design for Gravesham – Design Code (2024), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy Framework (2023), which requires new development safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal will retain the existing detached garage and there is also adequate parking to the property frontage to accommodate the needs of the development so this section does not require any further assessment.

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below grounds:

The proposal would result in harmful overdevelopment of the dwelling which by virtue of its size, mass and bulk would fail to respect the design, character and appearance of the original dwelling and harm the wider streetscene. The proposed development does not respect the scale of the original dwelling and if permitted would be contrary to CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2020, Design for Gravesham – Design Code (2024) and Para 135 of the National Planning Policy Framework (2023).

The proposed extensions will result in unacceptable and detrimental outlook for future occupiers of the property. The proposal 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), Design for Gravesham – Design Code (2024), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

The proposed balconies and large windows on the rear elevation of the dwelling would result in unacceptable levels of both direct and perceived overlooking into the private amenity space of 377a Singlewell Road and would be harmful to the amenities of the existing and future occupiers of this

property, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to SPG2 Residential Layout Guidelines (2020), Design for Gravesham – Design Code (2024), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy Framework (2023), which requires new development safeguard the amenity of neighbouring properties.

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21/10/2024	Dated:	22nd October 2024