



Delegated Report

Householder Planning Application

Planning Application No: 20220911

Location: 179A Wrotham Road Gravesend Kent DA11 0QJ

Description: Demolition of Chimney Stacks, Erection of two dormer extensions in the rear roof slopes and conversion of the loft space into habitable rooms.

Applicant: Mr Raj Kalia

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Site Location Map
- Drawing No: L1-07 (Existing and Proposed Front Elevations)
- Drawing No: L1-01 (Existing First Floor and Roof Plans)
- Drawing No: L1-03 (Existing and Proposed Rear Elevations)
- Drawing No: L1-04 (Existing and Proposed Side Elevations)
- Drawing No: L1-05 (Existing and Proposed Side Elevations)
- Drawing No: L1-02 (Proposed First Floor, Loft and Roof Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19632427 TH/2/63/427	Extension and conversion of dwelling house into 2 self-contained flats	Permitted	29.08.1963

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

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 The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to

meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 11.11.2022 and no comments were received.

Analysis

Proposal

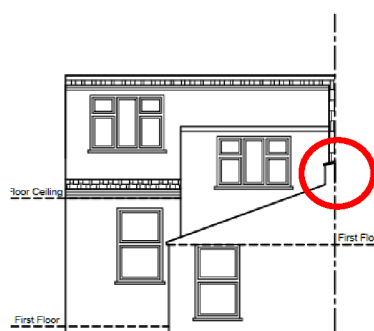
The proposal seeks the demolition of a Chimney Stack and the erection of two dormer extensions in the rear roof slopes and conversion of the loft space into habitable rooms.

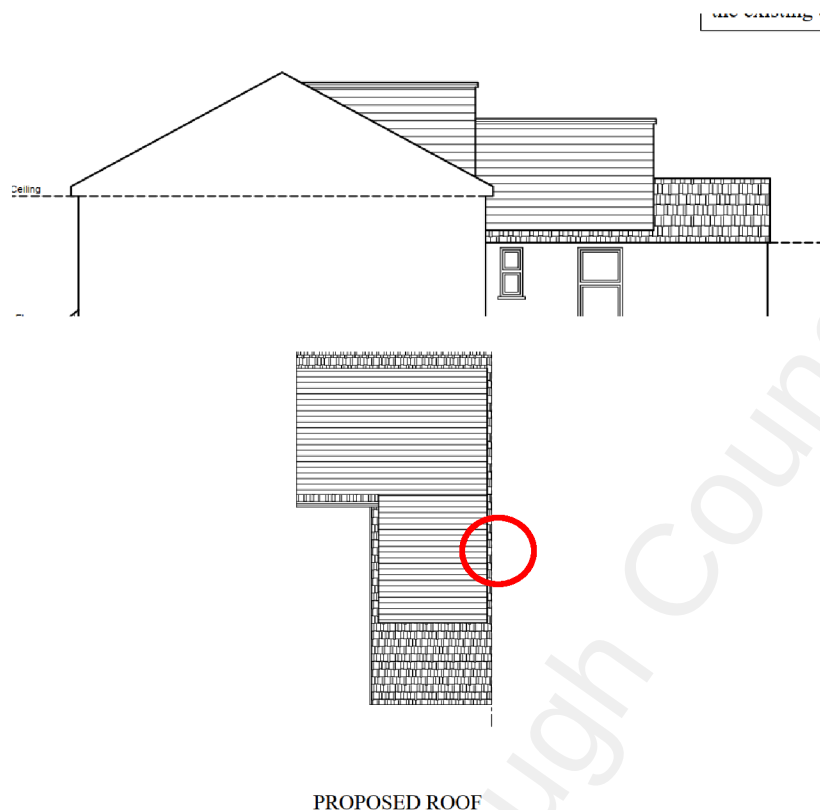
The first dormer will be erected within the main roof slope and will span approx. 5.3m with a height of approx. 1.9m and a depth of approx. 3.5m. This dormer will include a window in the rear elevation which will serve a bedroom. The chimney stack will be demolished to allow for this proposal and there will also be two roof lights installed in the front elevation.

There will also be a second dormer built on the existing out rigger, this dormer will span approx. 3m with a height of approx. 2.2m with a depth of approx. 3.6m. This dormer will include a window in the rear elevation and allow for the creation of a bedroom.

Procedural Issues

The proposal shows the retention of the chimney stack in the outrigger in the proposed rear elevation, however in the proposed roof plan this chimney stack is not shown. Should permission be forthcoming, this element of the proposal would require revisions to the submission.





Background

The application site is a two storey semi detached house which was converted into two flats circa 1963. The site has also been previously extended at ground floor level by way of a modest single storey extension to the outrigger.

At first floor the site would appear to currently have a kitchen and a bathroom in the outrigger with a bedroom and a lounge within the main house. The proposal will seek to reduce the size of the bedroom to allow for the stair case to be turned and allow access to two further bedrooms in the loft space.

Character and Appearance

The application site is a Victorian house in use as two separate self contained flats. During an officer site visit it was evident that there are currently some works being undertaken at the site, however the nature of the works is not clear.

The proposal seeks to create two separate dormers, the first being positioned within the main roof slope of the main house to allow for the creation of a bedroom. The dormer will be built in line with the flank elevation of the house and will only be set away by approx. 0.1m from the adjoining property boundary line, it will be set below the main ridge and there is a partial set back of approx. 0.4m.

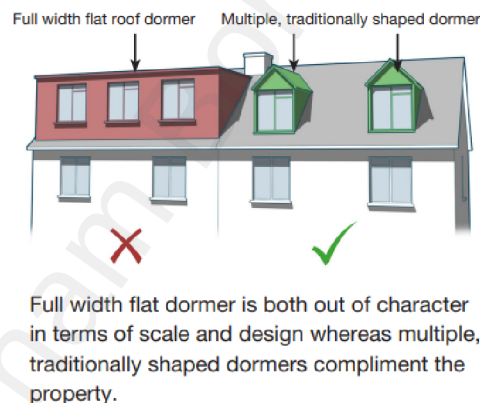
In order to allow for this development the proposal will however result in the demolition of a chimney stack which serves as an attractive feature of the dwelling and forms part of the character of the street scene. However it is noted that some other properties in the area have made changes to their chimney stack and in other cases completely removed them, so a refusal on this basis would not be sustainable.



The second dormer will be positioned on the outrigger of the house and will be adjoined to the main dormer. This dormer will be set back approx. 0.3m from the eaves of the outrigger and will be below the roof of the main house but higher than the roof of the outrigger.

The combination of both of these dormers will unbalance the roof and introduce an awkward and bulky addition to the house which will overwhelm the roof. There are no other dormers of this design within the vicinity and so it could set a precedence for poor quality development which would be harmful in terms of design and appearance.

The requirements of SPD4 - Householder Extensions/Alterations Design Guide (2021) states the below:



Whilst it is accepted this dormer is set away from the boundary by 0.1m, it still is excessive in terms of width and lacks subservience. Furthermore the proposal will result in misalignment of the fenestration and does not respect the character of the original building. The positioning of the secondary dormer introduces a particularly unattractive addition to the dwelling.

The proposed development, by virtue of the bulk and position of roof extensions, would cause the rear roof slope to appear unbalanced and overdeveloped. The development would therefore fail to constitute good design, and be materially harmful to the character and appearance of the host building is therefore contrary to Gravesham Local Plan Core Strategy Policy CS19 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Post development the two new bedrooms will be of an appropriate size and compliant with the council's technical standards. As this is flatted accommodation there is a requirement for a minimum of 10sqm of garden space per property, The garden will retain an adequate depth, with a garden space of approx. 79sqm which is acceptable as the site accommodates two flats.

Neighbouring Amenity

In terms of light, outlook and privacy the dormer would not result in any material impact to the neighbouring properties due to the development being within the roof space.

Parking and Highways

The application site currently has a garage to the rear of the property which is accessible via Kent Road. The proposal would potentially result in an increase in parking requirement due to the increase in number of bedrooms, however the site is within a reasonable distance of the local train station and the town centre which would alleviate the requirement for additional parking.

Conclusion & Recommendation

The proposed development, by virtue of the bulk and position of roof extensions, would cause the rear roof slope to appear unbalanced and overdeveloped. The development would therefore fail to constitute good design, and be materially harmful to the character and appearance of the host building is therefore contrary to Gravesham Local Plan Core Strategy Policy CS19 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

The proposal has been assessed and a refusal is recommended.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	28th December 2022	Dated:	29 th November 2022