



Delegated Report

Householder Planning Application

Planning Application No: 20220935

Location: 69 Lewis Road Istead Rise Gravesend Kent

Description: Erection of two dormer extensions in the front roof slope

Applicant: Mr Darren Way

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 24/08/2022;
Drawing no 22-1299A D01 (OS Plan);
Drawing no 22-1299A D02 (Block Plan – Existing and Proposed);
Drawing no 22-1299A D03 (Floor Plans – Existing);
Drawing no 22-1299A D04 (Elevations – Existing);
Drawing no 22-1299A D05 (Floor Plans – Proposed);
Drawing no 22-1299A D06 (Elevations – Proposed); and
Drawing no 22-1299A D07 (Section Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220940	Single storey rear extension with a depth of 4.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres	HPRIOR – Prior Approval not Required	03.10.2022
20050542	Application for Lawful Development Certificate for the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into two habitable rooms and shower room/wc.	Certificate Granted	24.08.2005
20060317	Erection of a detached double garage at the front.	Permitted	24.05.2006

Development Plan

Gravesham Local Plan Core Strategy (September 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)

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

No responses

Neighbouring properties

Nine surrounding properties were consulted and no responses were received. The consultation period ended on 20th September 2022.

Officer's Analysis

Design, Character and Appearance

69 Lewis Road is a semi-detached bungalow located on the Northern side of the highway. The property is located within a residential area formed of a varied mix of housing types. The frontage of the property is part landscaped and part hard-paved used as a driveway, with a detached garage.



The application proposes the erection of two dormer extensions to the front roof slope. This is to facilitate the reconfiguration of the roofspace to provide an additional bedroom. One existing bedroom is being subdivided into two rooms.

Whilst it is generally not considered acceptable to create dormers to the front of a property, there are various examples of such form in the immediate Lewis Road area. There are two hipped dormers in the front roof slope of neighbouring property known as 67 Lewis Road for which planning permission was granted under application 20160001.



There is little uniformity in the style of properties in Lewis Road with the majority of bungalows having converted the loft space into habitable rooms, many with front dormers. The existing roof of 69 Lewis has previously undergone a hip to gable alteration and so is no longer symmetrical with adjoining property 71 Lewis Road. Based on the above assessments, on balance it is not considered that the proposed dormers will be out of place in the street scene.

The dormer extensions will be inset from the eaves and side boundaries of the existing roof. They have been designed with hipped roofs, with a maximum height of 1.44m, depth of 2.42m and width of 2.6m. They will be constructed with materials to match the existing dwelling.

The dormer windows proposed are considered to be acceptable in terms of design. The dormers proposed are visually attractive, do not dominate the roof slopes and have hipped designs which reduce their size and bulk. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF)

Amenity of Future Occupiers

The proposed application will enable the reconfiguration of the current roofspace to create an additional bedroom. The existing bedroom to the rear is being divided into two rooms, and the front dormers will create a larger room at the front. The proposed rooms are appropriately sized and the garden is large enough to accommodate an additional bedroom. There is also sufficient off street parking to the front. Therefore, the development hereby proposed will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure and has no detrimental impact on the street scene. Therefore, the proposal safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF). No representations have been received.

Any Other Material Planning Considerations

Landscape Character Area

The site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The instillation of the dormer windows is not considered to impact on the Istead Arable Farmlands Landscape Character Area as it is within the settlement area of Istead Rise.

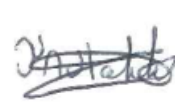
Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The front dormers are not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	

Dated:	10 th October 2022	Dated:	11 October 2022
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Gravesham Borough Council