

Delegated Report

Householder Planning Application

Planning Application No: 20230180

Location: 91 Windmill Street Gravesend Kent DA12 1LH

Description: Creation of 4 new conservation area rooflights as well as two new 'porthole' windows with surrounding decorative brickwork; visible on the property's front and rear elevations. Internally, the existing loft space is to be reconfigured and refurbished.

Applicant: Ms. Gudrun Young

Site Visit Date: 11 April 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 108.(3).1.100 – Existing & Proposed Second Floor Plans;
- Drawing no. 108.(3).0.200 Rev. A – Existing Rear & Side Elevations;
- Drawing no. 108.(3).1.200 Rev. A – Proposed Rear & Side Elevations;
- Drawing no. 108.(3).0.202 - Existing Front & Side Elevations;
- Drawing no. 108.(3).1.202 – Proposed Front & Side Elevations;
- Drawing no. 108(3).1.900 Rev C – Proposed Second Floor Plan Fire Strategy;
- Existing Block Plan (Drawing no. not visible); and
- Design & Access Statement.

Superseded

- ~~Drawing no. 108.(3).0.200 – Existing Rear & Side Elevations;~~
- ~~Drawing no. 108.(3).1.200 – Proposed Rear & Side Elevations;~~

Amended plans have been received for the two above drawings as they showed a rooflight proposed in the south flank roof slope but the floor plans did not show this. When queried with the agent he advised this was an error and there was no rooflight proposed in the south flank roof slope and revised plans were submitted to remove this. The proposal is just for four rooflights - two in the front, one in the rear and one in the north flank roof slope.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

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);
- Windmill Hill Conservation Area Character Appraisal (2007);
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009).

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

No response.

Neighbouring properties

11 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 05.05.2023 – no responses.

Officer's Analysis

The application site consists of a detached dwelling situated on the western side of Windmill Street. It is situated in the Windmill Hill Conservation Area, Area of Archaeological Potential and the Woodfield Avenue Historic Landfill Buffer Zone.

The proposal is for the creation of 4 new conservation area rooflights and two new windows with surrounding decorative brickwork on both the front and rear elevations. Internally, the existing loft space is to be reconfigured.

The principle considerations in the assessment of the application are:

- Whether the proposal would preserve or enhance the character and appearance of the Windmill Hill Conservation Area;
- Occupier Amenity
- Impact on Neighbouring Amenity.
- Other

Whether the proposal would preserve or enhance the character and appearance of the Windmill Hill Conservation Area

The application site consists of a detached dwelling which is two storeys on the front elevation increasing to three storeys on the rear elevation. The proposal is to install four rooflights – two in the front roof slope, one in the rear roof slope and one in the north flank elevation. It is only the two rooflights in the front roof slope which would require planning permission due to the Article 4 Direction which covers the property. In any case, all of the rooflights are modest in size, modest in number, set sufficiently down from the ridge line, and in from the sides of the roof etc. It is said the rooflights would be 'Glazed Conservation Area Rooflights, Grey'. This is considered acceptable subject to conditioning the detail. The conservation style will mean the rooflights will have a lower profile and therefore sit nearer to the roof slope than a standard roof light.

As well as the rooflights it is also proposed to install two new 'porthole' style circular windows – one in the front elevation and one in the rear roof slope. The windows would be located high up in the gables on the front and rear elevations. The porthole' windows are considered to be sympathetic in design terms and would match in with the architectural style of this dwelling. It is stated that the windows would have 'Frame White to Match Existing' and have proposed orange rubber brickwork detailing surrounding them. Again subject to detail the proposed windows are considered acceptable.

Overall, subject to conditions the proposed rooflights and windows would not cause harm to the character and appearance of the dwelling and would preserve the character and appearance of the Windmill Hill Conservation Area. In respect of heritage matters the proposal would be compliant with Policies CS19 & CS20 (LPCS), saved Policy TC3 (LPRF) and section 16 of the NPPF (2021).

Occupier Amenity

The proposals result in the conversion of the roof space into a bedroom, his & hers en-suites and his & hers dressing rooms. The bedroom would be 21 sq. m and 4m in width, as such it would meet the requirements for bedroom area and width for a double bedroom as set out in the Technical Housing Standards (2015). The head height of the room is not provided but at the generous floor area over the minimum standard and the fact the roofspace could be converted as proposed just by rooflights in the rear and both sides which would not need planning permission, no objections are raised.

The site is located in the Woodfield Avenue Historic Landfill Buffer Zone but as no ground works are proposed there would be no impact on existing or future occupiers amenity from this.

In respect of occupier amenity the proposal is considered compliant with Policies CS19 (LPCS).

Neighbouring Amenity

By the nature of their outlook the proposed rooflights would not cause any overlooking to any neighbouring properties. Furthermore, the proposed new windows in the front and rear elevations would also not cause any overlooking due to the distance to the nearest neighbouring properties to the front and rear. Overall, there would be no harmful impact on neighbouring amenity from the proposal and in respect of neighbouring amenity the proposal would be compliant with Policy CS19 (LPCS).

Other

Archaeology

The site is located within an Area of Archaeological Potential however, as there are no groundworks proposed there would be no impact on archaeology. In this respect the proposal would be compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would preserve, and would not cause harm, to the character and appearance of the Windmill Hill Conservation Area and would not cause any harm to occupier or neighbouring amenity. As such the proposal is considered compliant with local and national planning policy.

Recommendation: Permission

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	22 May 2023	Dated:	23 May 2023