

Delegated Report

Householder Planning Application

Planning Application No: 20240805

Location: 23 Marconi Road Northfleet Gravesend Kent

Description: Hip to gable roof extension with 2no. roof lights to facilitate the conversion of loft space to habitable rooms.

Applicant: Mr Gordon Webster

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Title Plan;
Drawing No. 075-01 – Location Plan Block Plan;
Drawing No. NW.100.01.23MR – Existing Plans and Elevations;
Drawing No. NW.100.02.23MR – Proposed Plans;
Drawing No. NW.100.03.23MR – Proposed Elevations; and
Drawing No. NW.100.04.23MR – Proposed Section.

Relevant Planning History

None.

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)

- 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

- 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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Neighbouring properties

Six surrounding properties were consulted with an overall expiry date of 16th October 2024. No representations have been received.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highways and Parking Provision.

Site Description

The application site consists of a semi-detached bungalow on the west side of Marconi Road. The site is located in an Area of Archaeological Potential.

The proposal is for 'Hip to gable roof extension with 2no. roof lights to facilitate the conversion of loft space to habitable rooms', as shown in the following drawings;

Existing Elevations



Proposed Elevations



Design, Character and Appearance

The application site consists of a semi-detached bungalow, at the end of a row of eleven bungalows. There

are two storey dwellings on the west side of the road. The row of bungalows are a mix of detached and semi-detached with slightly varying designs.



It is noted that it appears that only No.19 has altered its roof from hip to gable with rooflights to the front, however this property is detached and altered both side of the hip roof and included a box dormer to the rear, which would create a symmetrical appearance.



The application property and it's attached neighbour, have a large hip roof that has a much higher ridge height than the rest of the row of bungalows, with the application property have a hipped roof front projection and porch.

The proposed hip to gable roof extension be constructed in line with the ridgeline and would leave the existing hipped roof front extension with an odd arrangement of front and side pitch roof. The proposal would completely destroy the existing hipped roof form of the dwelling and add significant bulk and massing to the dwelling and where the adjoining dwelling has not extended it's roof, it would offset the semi-detached pair. The hip to gable roof extensions would therefore not respect the character or appearance of the host dwelling at all or the streetscene given that the bungalow is situated within a row of bungalows that have a lower ridge height and would be completely out of keeping with their character also.

As such, the proposed hip to gable roof extension by virtue of scale, poor design, bulk and massing would cause significant harm to the character and appearance of the host dwelling and the streetscene. As such the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2023).

Occupier Amenity

The property is currently a two bedroom dwelling. The proposal would reconfigure the ground floor to create a new dining room and stairwell to the first floor with two bedrooms and study/office. The property would therefore remain as a two bedroom dwelling. However, it is noted that only the front first floor bedroom would be served by 2no. rooflights and the study and rear bedroom would not be served by any windows or rooflights and as such not have access to any natural light, ventilation or outlook which would be detrimental to the living conditions of the existing and future occupiers.

As such, the proposal would be harmful to the amenity of existing and future occupiers of the dwelling. As such the proposal is contrary to Policy CS19 (LPCS).

Neighbouring Amenity

The application property is situated significantly away from the property to the north and would not result in any windows to the side or rear that would result in a loss of privacy, outlook or overshadowing from the proposed roof alterations. The ridge height would remain in line with the existing and would not result in any unacceptable overshadowing over the adjoining dwelling.

Furthermore, no objections have been received. The proposal is therefore in accordance with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal does not result in any additional bedrooms and the existing driveway provides adequate space for the parking of more than two vehicles.

In respect of parking and highway safety it is considered the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an Area of Archaeological Potential however, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact. As such it is considered the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would be acceptable in respect of parking and highway safety but would be unacceptable in respect of design, character and appearance and occupier amenity. The proposal is therefore contrary to Policy CS19 (LPCS) and section 12 and paragraph 135(f) of the NPPF (2023).

Recommendation: Refusal

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	8 th November 2024	Dated:	11th November 2024