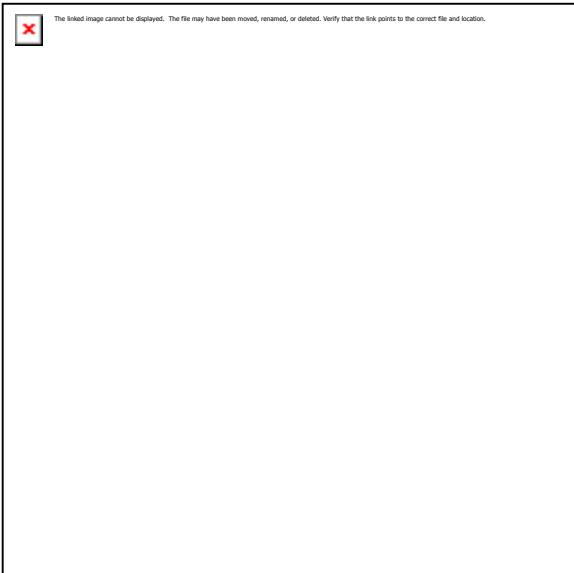




Delegated Report

Householder Planning Application

Planning Application No: 20220236

Location: 15 Painters Ash Lane Northfleet Gravesend Kent

Description: Erection of single storey rear extension with the construction of a dormer extension to the rear.

Applicant: Mr M Dhesi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing No: RC/0606/101 (Site Location Map);
- Drawing No: PC/3107/107 (Existing and Proposed Side Elevations and Roof Plan);
- Drawing No: DRAWING L/3107/104 REV B (Proposed Block Plan);
- Drawing No: L/3107/103 (Existing Block Plan) Received 03/03/2022;
- Drawing No: PC/3107/105 (Existing/Proposed Ground Floor Plans);
- Drawing No: PC/3107/106 (Existing Elevations and Roof Plan);
- Drawing No: RC/0606/102 (Proposed Site Location Map).

Superseded Plans

- ~~Drawing No: L/3107/104 (Proposed Block Plan) Received 03/03/2022;~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19740526	Formation of four bedrooms and bathroom in roof space and alterations to ground floor.	Refused	20.11.1974

20050890	Application for Lawful Development Certificate in respect of the retention of existing dormer extension in the front roof slope and dormer window in rear roof slope and use of the roof space as habitable rooms.	Certificate Granted	29.11.2005
19910682	Erection of conservatory at the rear	Permitted	07.11.1991
20151043	Application for a Lawful Development Certificate in respect of a proposed single storey rear extension.	Certificate granted	17.11.2015
19840708	Construction of new roof and dormer extensions in the front and rear roof slopes to form 4 bedrooms	Permitted	25.09.1982

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, I consider it unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact and have no further comments to make in this case.

GBC – Highways Officer

I have no highway objections

Neighbouring properties

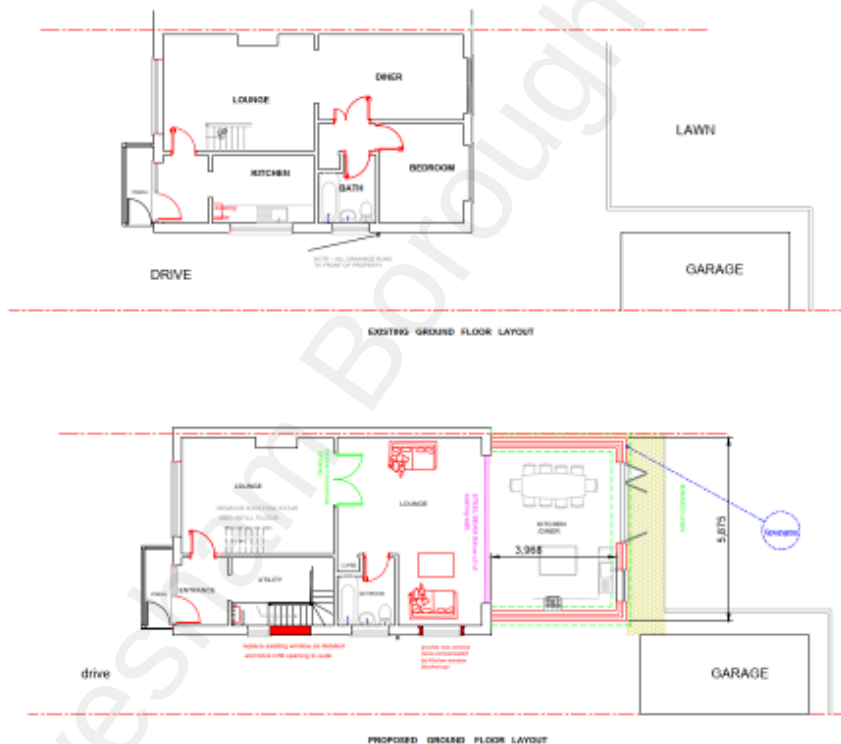
The proposal was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 3rd June 2022 and no comments were received.

Analysis

Proposal

The application proposes the erection of single storey rear extension with the construction of a dormer extension to the rear.

The single storey rear extension will project approx.4.1m from the rear elevation and span 5.8m. The extension will be finished with a flat roof which will have a height of approx. 2.7m and it will include a roof lantern, a window and a bifold in the rear elevation to allow for the creation of a kitchen diner. The proposal also shows changes to the fenestration in the flank wall of the main house, including the creation of a new window to serve a living area.



The proposal also shows an extension to the existing rear dormer to allow for the creation of an additional room and an ensuite bedroom.

The extension to the dormer will mean the rear dormer will span 6.3m and have an overall height of approx. 2.5m and a depth of approx.4m. The dormer will include two windows in the rear elevation which will serve two bedrooms. The proposal also shows the creation of a window to the upper landing which will serve the landing.

Character and Appearance

The application site is a semi detached bungalow in use as a single family dwelling. The property has been previously extended by way of front and rear dormers some years ago. There is also a previous lawful development certificate granted for a single storey rear extension which has does not appear to have been built.



The current proposal seeks to retain the appearance of the front dormer, however the rear dormer would be extended to allow for an additional room in the roof space. The proposed dormer is fairly large and does appear to overwhelm the roof space, however it is evident from google earth, that a similar type of dormer has been constructed at No.21 Painters Ash Lane, this was granted planning permission in 2016.



The dormer is acceptably designed, with the height being below the ridge of the main roof and the dormer itself being set back from the eaves of the original house. The dormer is designed with a flat roof which is not uncommon in the area and so on balance this element of the proposal is considered acceptable.

The single storey rear extension is subordinate to the host dwelling, it is acceptably designed and not liable to harm the character of the bungalow, furthermore due to its rearward siting it is not visible from a public vantage point and doesn't harm the wider streetscape. Furthermore the proposed extensions will be built using materials to match the host dwelling.

The proposal is deemed compliant with CS19 of the Local Plan Core Strategy 2014.

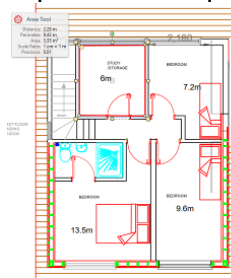
Amenity of Future Occupiers

Post development the site will retain sufficient amenity space.



However the room annotated "Study" as shown on drawing No: PC/3107/107 measures 5.5sqm, the

proposal shows it as a room which measures 6sqm. Whilst the room is not shown as a bedroom, there is a possibility that it could be used as a bedroom in the future as it is not possible to condition the use of an internal room in the house. The set standards in SPG2 - Residential Layout Guidelines (2020) state that a single bedroom should have a minimum floor space of 6.5sqm.



The proposed room in the roof space falls below this, however on balance it is considered that a refusal on this basis may not be sustainable at appeal level.

Neighbouring Amenity

The proposal is not liable to detrimentally harm light outlook or privacy of the adjoining semi detached bungalow due to the scale of proposal and the path of the sun will project level levels to this property.

The neighbouring property known as No.17 is situated away from the application site and so there would not be any material harm to light or outlook to this property. It is noted on the proposal that the applicant intends to install two new window openings in the flank wall which face No.17. The first window will be at first floor level and will serve a hallway, due to the fact it only serves a hallway there are no concerns that this window would harm the privacy of this property.



The second window would serve a living area at ground floor level. This window may result in perceived overlooking and surveillance of the neighbouring property as there is currently a conservatory to the rear which would be visible from this window. In order to reduce any potential impact a condition will be imposed to ensure that this window is retained as obscure glazed and top hung.

Parking and Highways

The proposal does not impact any existing parking arrangements and it is considered that there is sufficient on site parking even in the event that the “study” is used as a bedroom.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 th June 2022	Dated:	6th June 2022