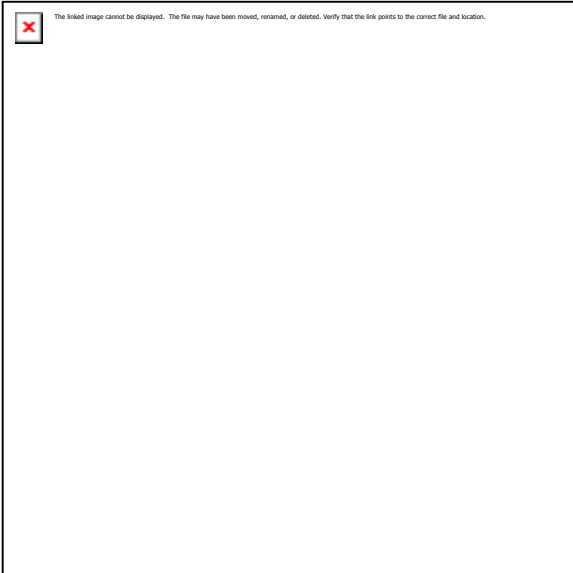




Delegated Report

Householder Planning Application

Planning Application No: 20220186

Location: 172 Rochester Road Gravesend Kent DA12 2JF

Description: Erection of a first floor extension and a loft conversion.

Applicant: Mrs Kulvinder Kaur

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Block Plan;
Drawing No. DS/01 – Existing Ground Floor Plan;
Drawing No. DS/02 – Existing First Floor Plan;
Drawing No. DS/03 – Proposed First Floor Plan;
Drawing No. DS/04 – Proposed Loft Floor Plan;
Drawing No. DS/07 – Existing and Proposed Front Elevations;
Drawing No. DS/07 – Existing and Proposed Side Elevations; and
Existing and Proposed Rear Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20070838	Erection of single storey rear extension to form bathroom and lobby.	Permission	01.11.2007

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 (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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

Consultees

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

GBC – Highways Officer

With an additional bedroom being created I need to see an existing and proposed car parking plan. Two spaces should be provided to comply with the Highway Authority's guidance for a four bedroom dwelling. This may already be available at the rear of the property, I just require confirmation.

With the additional bedroom a secure cycle parking space should be provided to comply with SPG4, this may be possible within a garage if it is large enough to accommodate both a car and a cycle

Neighbouring properties

Consultation was carried out by way of letters sent to 4 surrounding properties with an overall expiry period of 25th April 2022. No representations have been received.

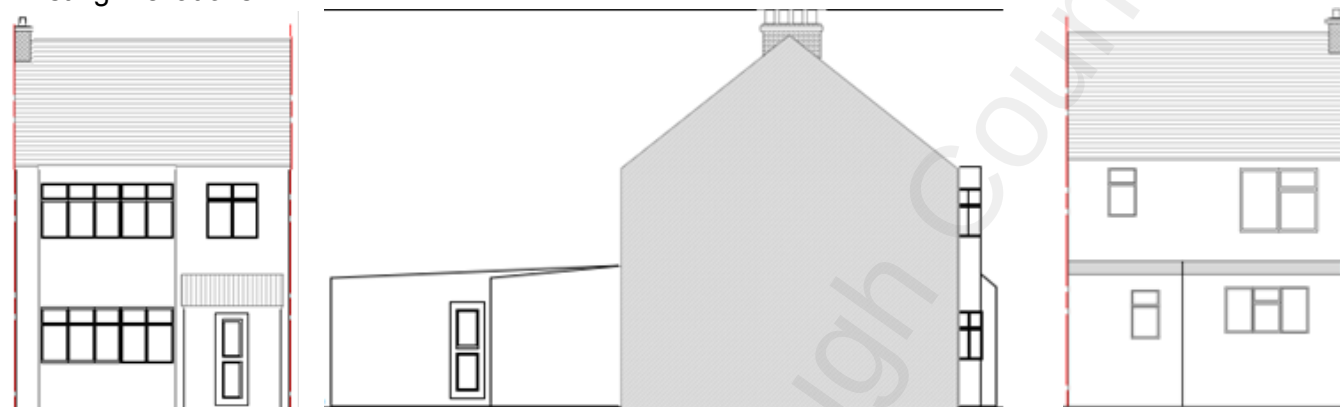
Officer's Analysis

Proposal

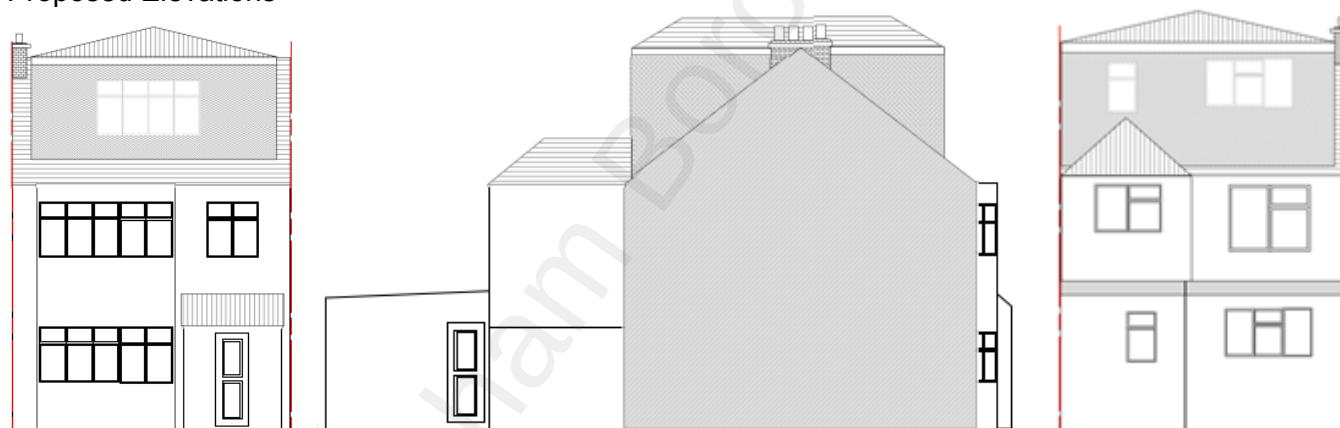
The application seeks permission for the erection of first floor rear extension and dormers to both the front and rear to facilitate a loft conversion. The first floor rear extension would project approx. 2.36m from the principle rear elevation, be 2.98m in wide, 5.5m in height to the eaves and 6.39m in height to the ridge, with a hip roof design. The front dormer would measure 5.31m wide, 2.22m in height to the eaves, 2.86m to the ridge, and would project 3.15m from the existing roofslope. The rear dormer would measure 5.46m wide, 2.45m in height to the eaves, 3.09m to the ridge, and would project 3.69m from the existing roofslope.

The overall proposal would result in an extension to the existing first floor bathroom and additional bedroom within the roofspace. Overall the property would be increased from a three bedrooms to four.

Existing Elevations



Proposed Elevations



Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area characterised by similar design terraced houses within the immediate street scene. The application property is a mid-terrace dwelling that is set back from Rochester Road in an elevated position. Vehicular access and garages is available to the rear and accessed from Bellman Avenue.



As the planning history shows, permission was given in 2007 for the single storey rear extension. The first-floor rear extension would be partially above this and would be against the common boundary with No. 170. The extension would have a lower ridge height than the main dwelling and as such would give a subservient appearance to the dwelling.

The front dormer whilst being set from the eaves and the side boundaries, would extend above the ridge height of the property by 320mm. The rear dormer would be against the common boundary with No. 170 and as such would only be set in from the side boundary with No. 174. Furthermore, it would only be set in from the eaves by 200mm, and as with the front dormer, would extend above the ridge height of the host dwelling by 320mm. Overall, the front and rear dormers would result in a development that is neither modest or subservient to the host dwelling and would result in an overly bulky and dominant addition to the roofspaces.

The Householder Design Guide SPD (2021), paragraph 10.9, maintains that rear roof extensions should be lower than the existing ridge-line. Paragraph 10.10 states that it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene. Whilst it is acknowledged that No. 176 has dormers to the front and rear, these are historic and are an isolated example with no other front dormers within the area.

The Householder SPD (2021) seeks to encourage extensions that contribute to the positive local character. Therefore, given the increased height and scale of proposal, it would be an over dominant addition to the roof and would interrupt the roofline of the terrace. In light of the above, the proposal fails to comply with paragraphs 10.9 and 10.10 of the Householder Design SPD (2021).

Overall, the proposed dormers and first floor rear extension would cumulatively have a dominant and overbearing impact on the host dwelling both to the front and rear and would result in an overdevelopment of this modest mid-terrace property.

The development is considered to be inappropriate in terms of design, size, bulk and scale, and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal fails to accord with the requirements of Policy CS19 of the Core Strategy, paragraph 130 of the NPPF (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

The additional bedroom exceeds the minimum space standards for double rooms. All habitable rooms would benefit from sufficient outlook and light.

In terms of private amenity space, the existing garden has an area of 30.43m² and a maximum depth of 6m.

The Residential Layout Guidelines SPD2 (June 2020) maintains that for a dwelling of 4 bedrooms or more should have a minimum private amenity space of 100sq.m and a minimum of 10m garden depth. Clearly, for a large dwelling with 4 bedrooms, the private amenity space retained at the site would be insufficient for the number of bedrooms proposed. The current 3no. bed dwelling already has insufficient private amenity space for the current number of bedrooms for the host property, and as such increasing the number of bedrooms would only exacerbate this.

Therefore, the proposal would be detrimental for future occupants of the dwelling conflicting with Policy CS19 of the Core Strategy 2014 and paragraph 130(f) of the NPPF 2021.

Neighbouring Properties

The proposed rear extension would be located along the common boundary with No. 170. Due to the projection, height and relationship to the common boundary, it would result in a loss of outlook from the rear facing windows of No. 170 and as such would have a detrimental impact in terms of neighbour amenity. The rear dormer being set above the ridge height being up to the side boundary with No. 170, would result in a dominant structure which would afford views over the rear gardens.

The proposal would result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of outlook and an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in one additional bedroom, increasing the property from three bedrooms to four. A proposed parking plan was not submitted with the application and therefore it is unclear if there would be sufficient parking in order to meet the KCC Vehicle Parking Standards. If the proposal had been acceptable in design and amenity terms, a parking plan would have been requested, however, as the application fails in both design and neighbour amenity, it would not be expedient to request a parking plan.

Conclusion

The application has been fully considered and it is recommended that planning permission be refused for the following reasons;

By virtue of the height, bulk and scale, the front and rear dormers would result in a bulky and unservient addition to the property.

By virtue of the height, projection and relationship with the common boundary, the proposed first floor rear extension and rear dormer would result in a detrimental impact on neighbouring amenity.

The development would result in an additional bedroom and the site does not accommodate sufficient private amenity space for a four bedroom property.

Recommendation:

Refusal

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	19 th May 2022	Dated:	19 th May 2022