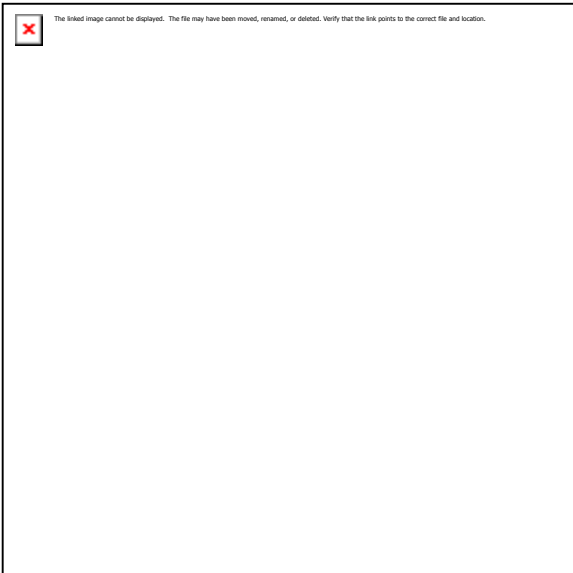




Delegated Report

Householder Planning Application

Planning Application No: 20220672

Location: 172 Rochester Road Gravesend Kent DA12 2JF

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

Applicant: Mr Dev Singh

Submitted Documents/Plans

Application form;
OS Plan;
Block Plan;
Side Elevation – Existing and Proposed;
Ground Floor Plan – Existing and Proposed;
First Floor Plan – Existing;
First Floor plan – Proposed;
Front Elevation – Existing and Proposed;
Rear Elevation – Existing and Proposed; and
Loft Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220186	Erection of a first floor extension and a loft conversion.	Refused	19.05.2022

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

Neighbouring properties

Three surrounding properties were consulted and the overall consultation period expired on 15 July 2022. No representations have been received.

Officer's Analysis

Background information

This application is a resubmission of 20220186 which was refused on the following grounds

1. *The front and rear dormers are considered an overly dominant and unsubservient addition to the roof and unacceptable in design terms. Furthermore, the first floor rear extension in addition to the front and rear dormers would cumulatively have a dominant and overbearing impact on the host dwelling and would result in an overdevelopment of the property. The development would be detrimental to the character and appearance of the application building and surrounding area, failing to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraphs 126 and 130 of the National Planning Policy Framework (2021) and paragraphs 10.9 and 10.10 of the Householder Extensions/Alterations Design Guide (2021).*
2. *The proposal, by virtue of the additional bedroom created, would therefore fail to provide a high standard of private amenity space for existing and future occupiers by reason of the existing garden being undersized for a 4 bedroom single family dwelling which fall below the baseline standards set*

out in Gravesham Residential Layout Guidelines (Amended June 2020). As such the proposal would conflict with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

3. *The proposal, by virtue of the height, scale, bulk, projection and relationship with the common boundary would result in a detrimental impact on the neighbouring amenity in terms of loss of outlook and overbearing, which would conflict with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.*

Following the refusal the applicant has not engaged with the LPA for pre-application advice and the application will be determined as submitted.

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 proposed first-floor rear extension would be set in the centre of the dwelling and no longer flush with either boundary.

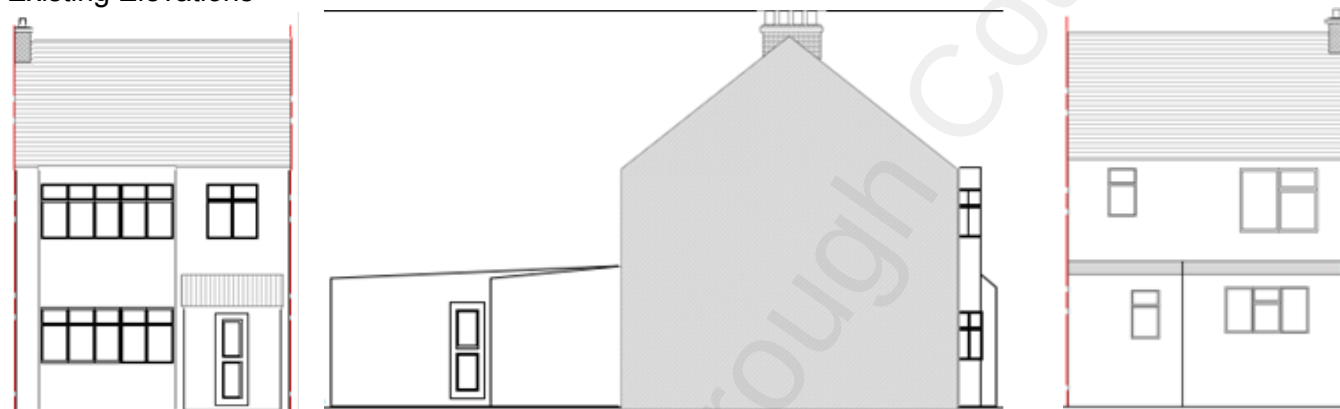
The extension would have a lower ridge height than the main dwelling and as such would give a subservient appearance to the dwelling.

The front dormer is set from the eaves and the side boundaries and now does not extend above the ridge height. However, the front dormers still results 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 roofslope.

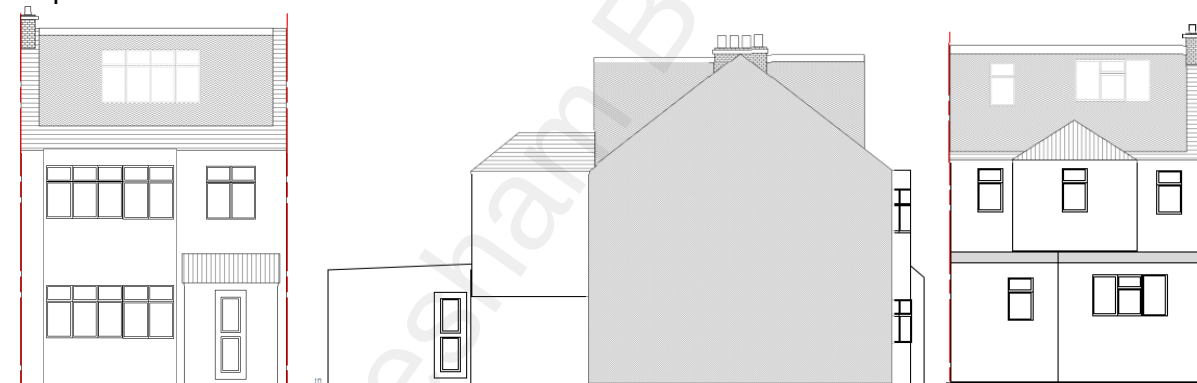
The Householder Design Guide SPD (2021), paragraph 10.9, maintains that rear roof extensions should be lower than the existing ridge-line. Paragraph 10.10 states that it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character 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 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).

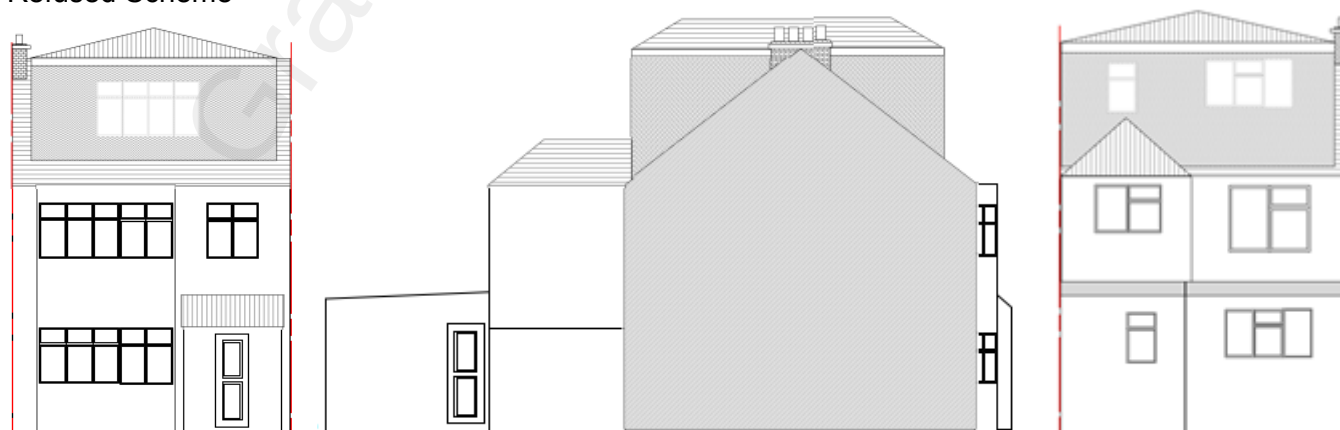
Existing Elevations



Proposed Scheme



Refused Scheme



Overall, the proposed dormer 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. This resubmission has not fully address the previous grounds of refusal.

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. The previous ground of refusal has not been addressed.

Neighbouring Properties

Whilst the rear extension is set in from the common boundary, the depth and bulk along with a large blank flank elevation would harm the outlook from the adjacent properties and would have a detrimental impact in terms of neighbour amenity.

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). The previous ground of refusal has not been sufficiently addressed.

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 & Recommendation

The application has been fully considered and it is recommended that planning permission be refused as the application is contrary to local and national planning policy. The previous grounds of refusal from 20220186 have not been addressed.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th July 2022	Dated:	01 August 2022