



Delegated Report

Planning Application

Planning Application No: 20221186

Location: 4 Wye Road, Gravesend DA12 5QT

Description: Construction of a dormer to the rear roof slope, together with roof lights to the front. It is also proposed to construct a porch at the front of the property.

Applicant: Mr Jawaid Hassan

Submitted Documents/Plans

Application form
Site location plan
Existing block plan
Proposed block plan
Drawing no. PL/WR/SD103 (proposed loft plan)
Drawing no. PL/WR/SD102 (proposed ground and first floor plan)
Drawing no. PL/WR/SD100 (existing plans)
Drawing no. PL/WR/SD106 (existing and proposed cross sections)
Drawing no. PL/WR/SD105 (proposed elevation)
Drawing no. PL/WR/SD101 (existing elevations)

Relevant Planning History

19840029	Continued use of garages for builders store	Refused	18.05.1984
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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)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed 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); and
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice and individual letters to two neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the construction of a dormer to the rear roof slope, together with roof lights to the front. It is also proposed to construct a porch at the front of the property.

The proposed rear dormer will be approx. 2.2m high, 6m wide and 3.6m deep. It will be set up from the eaves by approx. 0.3m and will provide a fourth bedroom with en-suite.

The proposed front porch will be approx. 2m deep, 3.4m high and 3m wide with a hipped roof.

Design, Character and Appearance

The application site is located within a residential part of Gravesend where the properties are mixed in design and type. One of the properties located within the same terrace as the application site has a large rear dormer (no planning history) and three of the properties have porches that have been added. Properties to the south and east are a mix of terraced and semi-detached two storey dwellings with no particular uniformity.

4 Wye Road is a mid-terrace property with parking to the front and a pitched roof. There is a canopy over the front door that appears to be original. There is only one dormer window in the rear roof slope of the terrace however this is adjacent to the application site. Whilst this does not appear to have planning permission it can be seen on satellite images back to 2013. There is no planning history for this terrace and therefore they would have full permitted development rights intact. It is very likely that the dormer proposed, as it is set back from the eaves by over 0.2m and does not provide a greater volume than 40 cubic metres, would fall within permitted development. As the dormer is set in from the boundary of the roof, as well as being set down from the ridge and up from the eaves, it does not dominate the roof slope to point of being out of scale with the host dwelling. For this reason and, due to the likelihood that it does not

need permission in addition to the proximity of a similar development, it would be unreasonable to refuse consent. It has been designed to complement the dwelling with its tiling hung fascia and modest fenestration.

The proposed porch is of similar scale and proportion to others in the terrace and opposite. It will be finished in brick and will have a hipped roof that will complement the dwelling and surrounding street scene.

The proposed dormer and porch accord with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity

Future Occupiers

The Technical Housing Standards require a floor to ceiling height for a habitable room to be at least 2.3m high. The plans show a floor to ceiling height of approx. 2.1m. The room therefore falls short of the standard. However, it is noted that it is unlikely that the dormer needs planning permission and could be constructed under permitted development. A similar development was granted an LDC at no. 30 Hillside Avenue (20200708) close to the site which also had a floor to ceiling height of 2.1m. On the basis that this is a fourth bedroom and the property has other bedrooms with a suitable ceiling height significant concerns are not raised in terms of the impact on the amenity of future occupiers.

The proposed porch has no impact on the amenity of future occupiers as it does not result in the loss of garden space or parking to the front.

Neighbours

The proposed porch, due to its location close to the boundary with no. 2 will result in some loss of outlook to the front window of this dwelling however, the loss would be minimal and not significant enough to warrant a refusal on this basis alone. It is also worth noting that the proposed porch is just 0.6sqm larger than what could be built under permitted development rights. Due to the position of the porch and the path of the sun there will be no detrimental impact to this neighbour in terms of loss of sunlight or daylight. The proposed windows will not serve a habitable room and therefore raise no issues with regards to overlooking.

The proposed porch and dormer will have no detrimental impact on amenities and therefore accord with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposed development will result in one additional bedroom however the property already has parking to the front for at least two cars to be parked off the road and therefore no concerns are raised on highways grounds.

Conclusion

The proposed dormer and porch will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and therefore accords with the above mentioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	19 December 2022	Dated:	19 th December 2022

Gravesham Borough Council