

Morris Russell Planning

Date: July 2024

Planning Design and Access Statement

Amendments to 20210232 (Demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage) at Garages Rear Of 2 - 28 Campbell Road Gravesend Kent

1.0 Background

1.01 Planning permission was granted for the above on 30.11.22 and remains extant.

1.02 Following the submission of a preapplication enquiry, alterations to the approved scheme are proposed as follows:

- Provision of dormer windows into the rear roofs.
- The provision of rooflights in the front roof slope.
- The provision of single storey rear extensions to each dwelling
- Minimal changes to the arrangement of fenestration at the front and rear

1.03 No change is proposed to the access, the layout, the parking provision and arrangement, the siting or the scale of the consented scheme.

2.0 Relevant Policy Framework

2.1 The following is relevant to consideration of the proposal:

- National Planning Policy Framework
- Gravesham Local Plan Core Strategy, September 2014

Core Strategy Policy CS01: Sustainable Development

Core Strategy Policy CS02: Scale and Distribution of Development

Core Strategy Policy CS11: Transport

Core Strategy Policy CS12: Green Infrastructure

Core Strategy Policy CS14: Housing Type and Size

Core Strategy Policy CS15: Housing Density

Core Strategy Policy CS16: Affordable Housing

Core Strategy Policy CS18: Climate Change

Core Strategy Policy CS19: Development and Design Principles

Core Strategy Policy CS20: Heritage and the Historic Environment

- Gravesham Local Plan First Review 1994

P3 – Vehicle Parking Standards

T1 – Impact of Development on the Highway Network

- Supplementary Planning Guidance and other Documents

Kent Design Guide

Kent Vehicle Parking Standards SPG 4

Vehicle Accesses on Classified Highways SPG6

Residential Layout Guidelines SPG2, including Housing Standards Policy Statement

Technical Housing Standards: Nationally Described Space Standards

Householder Extensions / Alterations Design Guide SPD

3.0 Assessment

- 3.01 Pre application advice was sought from the Council on a varied scheme to that now proposed. This made comments on the acceptability of front dormer windows, identifying that they were undesirable at the front but may be acceptable at the rear. In response the proposal now shows dormers located on the rear elevation and of a revised proportion. These accord with the design guidelines.
- 3.02 It was advised that the use of the upper rooms as offices may not be accepted owing to their size. As such, the roof accommodation in the three central dwellings are now proposed as bedrooms.
- 3.03 In response to concerns about the resultant garden space, the extension on the ground floor of the three central dwellings have been reduced in depth so that they achieve comparable sized gardens to those already approved.

Principle

- 3.04 The principle of the development has previously been considered acceptable. This assessment would not change as a result of the proposed amendments and the submission only seeks alterations to the already consented scheme.

Visual Impact

3.05 Turning firstly to the proposed roof dormers. At pre app stage, these were shown in the front roof slopes. In response to officer comments, they have been relocated into the rear slope and reduced so that they reflect the proportions and appearance shown in the Householder Extensions / Alterations Design Guide SPD (2021) below:

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

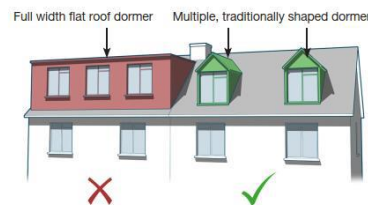
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Front Roof Extensions

10.10 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.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

3.06 The proposed dormers appear appropriate to the scale of the dwellings and would appear accordant and proportionate within the context of the site and the surrounding area, presenting on a secondary elevation that backs onto a neighbouring secondary elevation. In this regard, this alteration would have an acceptable visual impact in accordance with local policy and supplementary guidance.

3.07 At pre app stage, the proposed rear ground floor extensions were supported in terms of their visual impact and were considered to be subservient in scale and position. They create an enlarged living area to enable to more effective use of the dwellings. The extensions are modest in scale and of an appropriate form in the context of the consented scheme. They would have no impact on the streetscene and would accord with national and local planning policy.

Amenity of Future Occupiers

3.08 Concern was raised at pre app stage over the size of the garden space that resulted from the proposed alterations. In response to this, the extent of the single storey extensions has been altered so that each house provides a policy compliant level of garden space - 60sqm+ with the gardens on either end significantly exceeding this. These gardens not only meet the policy requirement but would be generous given the tight urban grain of the locality and the smaller gardens to surrounding dwellings. The proposal would therefore provide for a generous degree of open space compared with the character of the surrounding area.

3.09 Turning to the internal alterations to the dwellings, concern was raised at pre app stage about the size of the proposed study space in relation to the bedrooms. To ensure that the scheme continues to provide a desirable mix of house sizes and also the option of home working space for a proportion of them, the internal arrangements have been altered so that the two end dwellings provide working space in the smaller loft space (which has restricted head space making them undesirable bedrooms). The three central dwellings now provide for larger ensuite main bedrooms with smaller ensuites in the roof space. They have greater available headspace to make this possible.

3.10 In conclusion, the dwellings would provide for an acceptable and improved external amenity space, and internal living space accordant with local and national planning requirements.

Neighbouring Amenity

- 3.11 At pre app stage, it was confirmed that the proposed single storey rear extensions would likely not result in overlooking or overshadowing given the location. Based on the siting of these and their relationship to neighbouring dwellings, and that they sit at single storey level, there would be no loss of privacy or overshadowing of neighbouring occupiers and they are acceptable in this regard.
- 3.12 Turning to the proposed rear dormers, careful consideration has been given to their impact on neighbours to ensure that this would remain acceptable.
- 3.13 The dwellings back onto the rear elevation of properties on Granville Road. As illustrated in consideration of the host permission, the proposed dwellings would have no detrimental impact in terms of overshadowing impact with the 25 degree line previously shown falling significantly above the ridge height of the consented dwellings. The dormers would fall within the area of 'no impact' and be acceptable in this regard.
- 3.14 The two side units continue to present a hipped roof and as such would have no additional impact on 6-8 Campbell Road to the west.
- 3.15 The only change to the front roofslope of the dwellings is the insertion of rooflights. The sectional plans illustrate that these sit at a high level and would not enable overlooking to occur towards the rear of dwellings on Campbell Road. Additionally, they do not provide a primary light source to any habitable room and could therefore be required to be obscurely glazed if considered necessary and reasonable. The impact of the changes to the front roofslope would have no detrimental impact on neighbouring amenity.

3.16 Small dormers are proposed in the rear roofslope where they face towards the rear elevations of properties on Granville Road. These would sit in excess of 21m from the rear elevation of dwellings on Granville Road in conformance with adopted standards.

3.17 In consideration of the host permission, the delegated report states:

‘Whilst the 21m distance is in conformity with the adopted standards there ought to be an additional 5m in respect of the field of view principle to ensure private garden areas are not significantly overlooked.’

3.18 As the proposal provided 24.5m gap, it was concluded that the inclusion of partial obscured glazing to the bedroom windows addressed this.

3.19 As shown in the sectional plans, the proposed dormer windows sit further back from the first floor windows and therefore provide for a satisfactory and policy complaint gap. The dormer windows would therefore be acceptable in this regard and would not result in detrimental harm to neighbouring amenity that would justify refusal of the scheme.

3.20 There are no other changes to the scheme that would result in additional neighbouring amenity impacts.

Highways & Parking

3.21 The proposed scheme would not alter the approved parking arrangement which provides 13 parking spaces. There is no proposal to increase the level of living accommodation that would impact upon this requirement.

4.0 Conclusion

- 4.01 The submission proposes minimal changes to the scale and appearance of the consented scheme.
- 4.02 The proposed dormer windows, single storey extensions and fenestration changes would remain proportionate, appropriate and sympathetic to the consented scheme.
- 4.03 The alterations proposed would be barely visible within wider views of the conservation area, however the modest and traditional scale and appearance of the alterations would continue to preserve its character and appearance, and no harm would be caused in this regard.
- 4.04 The proposal would continue to provide acceptable living conditions for future occupiers of the scheme with policy compliant external and internal space. There would be no additional impact on neighbouring occupiers beyond that which is acceptable and permitted in local policy.
- 4.05 Officer comments at pre application stage have been incorporated into the revised proposal.
- 4.06 As demonstrated above, the minor alteration to the approved scheme would accord with local and national planning policy.
- 4.07 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.
- 4.08 Paragraph 11 states that decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to date development plan without delay.

4.09 Should the Planning Officer wish to view the application site, they are welcome to contact us. Furthermore, if additional information is required or any concerns are raised, we would be happy to discuss the application further. It is hoped that such discussions are carried out prior to determination.