



Delegated Report

Householder Planning Application

Planning Application No: 20250094

Location: 387 Wrotham Road Istead Rise Gravesend Kent

Description: Demolition of front pitched roof dormer and Juliet balcony. Erection of a front flat roof dormer to create a bedroom.

Applicant: Mr Aman Oberai

Site Visit Date: 24.02.2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Existing/Proposed Block Plan
- Drawing No: 2161 (Existing Elevations)
- Drawing No: 2161 (Existing Plans)
- Drawing No: 2161 (Proposed Elevations)
- Drawing No: 2161 (Proposed Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210751	Increase of ridge height and erection of a first floor extension with dormer window to front elevation.	Withdrawn	18.01.2022
19970147	Erection of single storey front extension to form enlarged lounge, alterations to increase the height of existing roof incorporating dormer extension in the front roof slope with balcony and dormer extension in north side roof slope and conversion of roof space to form two bedrooms and bathroom.	Permitted	11.06.1997

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

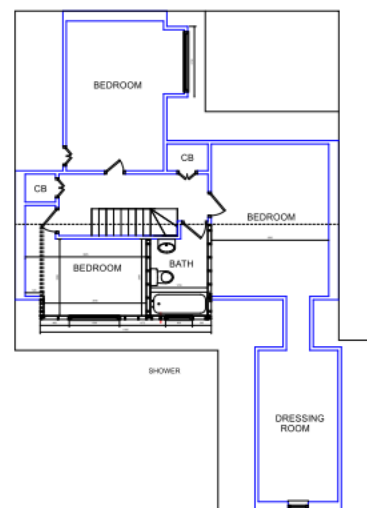
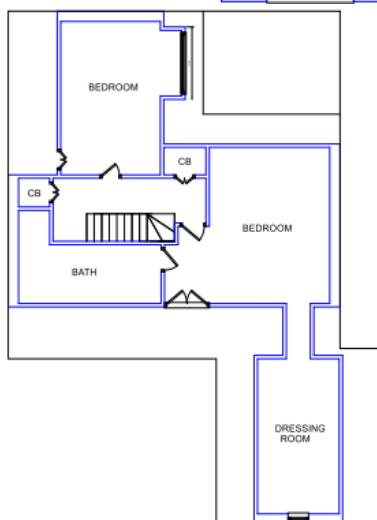
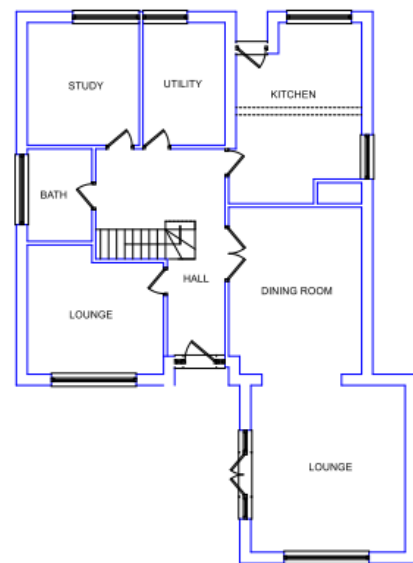
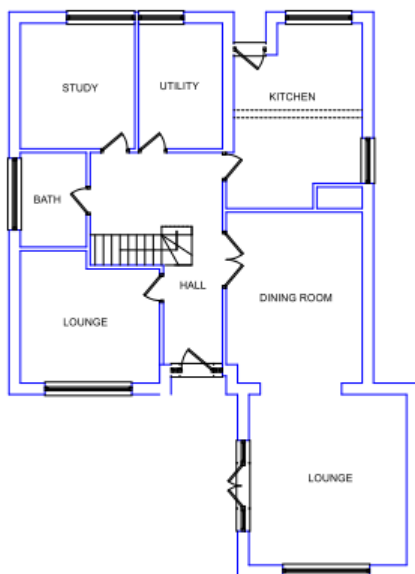
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 07.03.2025 and no comments were received.

Existing



Proposed





Analysis

Proposal

The application seeks to demolish to the front pitch dormer and Juliet balcony and erect a front flat roof

dormer to create a bedroom.

Background

The application site has been previously extended and altered quite considerably by way of a single storey front extension, an increase to the roof height and erection of a front dormer to create habitable rooms in the roofspace. The image below shows the property prior to extension;



Character and Appearance

The application site is a detached chalet bungalow situated on Wrotham Road in Istead rise which is a rural settlement which is inset from the greenbelt. The application property is set back from the highway and is situated on an elevated level.



The existing property comprises a small pitch roof dormer in the front elevation which was granted permission in 1997. The replacement dormer would be significantly larger and would occupy a larger expanse of the roof slope with a flat roof finish. The Council's adopted design guidance states:

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.

Whilst there are examples of front roof dormers within the vicinity, these dormers are historical arrangements and more appropriately designed with pitched roofs and smaller in size. It would be more appropriate to proposed two smaller pitched roof dormers, rather than one large flat roof dormer, as per the image below;

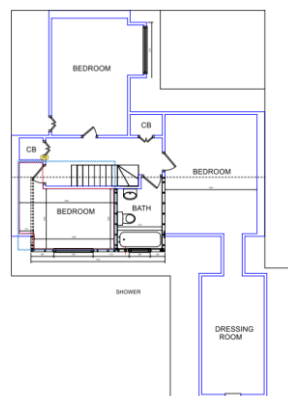


The proposed flat roof front dormer is of poor design which dominates the roof slope, contrary to the requirements of CS19 Local Plan Core Strategy 2014 and Supplementary Planning Document Householder Extensions/Alterations Design Guide 2021.

Amenity of Future Occupiers

The proposal will introduce a third bedroom into the roof space and as such there will be a requirement for adequate private amenity space. Measurements from the plans indicate the rear garden has adequate private amenity space to meet the needs of future occupants.

In terms of size, the bedrooms all comply with the Nationally Described Space Standard. However there is concern regarding the existing bedroom which is currently served by the Juliet Balcony, as can be seen below. The replacement of the dormer and relocation of the bathroom will mean this bedroom will not have access to any natural light or outlook.



Whilst there is access to a dressing room, this is only served by a small circular window and is access through a narrow corridor. As such it is an inadequate source of natural light.



The National Planning Policy Framework places emphasis on the *creation of places that are safe, inclusive*

and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The proposal fails to safeguard the amenity of existing users contrary to the requirements of CS19 Local Plan Core Strategy 2014, SPG2 – Residential Layout Guidelines 2020 and Para 135f of the National Planning Policy Framework 2024.

Neighbouring Amenity

Due to the siting and type of development there are no concerns relating to loss of light, outlook or privacy to neighbouring users and so the proposal is compliant with CS19 Local Plan Core Strategy 2014, SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The proposal will result in an increase of bedrooms on site, however there is adequate off road parking available to meet the needs of the development.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extensions, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

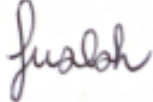
Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two grounds:

The proposed flat roof front dormer is of poor design and overwhelms the roof slope contrary to the requirements of CS19 Local Plan Core Strategy 2014 and Supplementary Planning Document Householder Extensions/Alterations Design Guide 2021.

The proposal will result in an unacceptable amenity for future occupiers, who would have no access to natural light or outlook from a bedroom. The proposal would therefore fail to provide a high standard of amenity for existing and future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:			
Dated:	25.03.2025		25 March 2025