



Delegated Report

Householder Planning Application

Planning Application No: 20240203

Location: 18 Burdett Avenue Shorne Gravesend Kent

Description: Erection of First Floor Front Extension and Dormer Extension in the Front Roof Slope

Applicant: Mr Richard Hardy

Site Visit Date: 29th April 2024

Submitted Documents/Plans

Application Form dated 01/03/2024;
Site Location Plan;
Block Plan – Existing and Proposed;
Drawing Number RH02/01 (Floor Plans – Existing and Proposed)
Drawing Number RH02/02 (Elevations – Existing); and
Drawing Number RH02/03 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20200764	Construction of a dormer extension in the rear roof slope and two dormer extension in the front roof slope and conversion of the roof space into habitable rooms.	Permitted	14.10.2020
20190974	Erection of a single storey rear extension.	Refused	21.10.2019

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

This is a resubmission of previously permitted application 20200764 from August 2020, the plans are as were previously modified further to GBC input.

The Parish Council is grateful for the modifications so far achieved but questions whether the alterations on the left side of the property (as viewed from the front) can be classified as a dormer when not set back from either the front or side walls of the existing property. The structure is in fact a first-floor extension, and as such is out of character in the area where chalet bungalow designs predominate, and will have adverse impact on the street scene. A true dormer, set back from both the front and side existing walls, would be preferable.

Dickens Country Protection Society

The Society would comment that the proposal could impact on the street scene.

GBC Highways

No objection.

Neighbouring properties

7 surrounding properties were consulted and one representation was received. The consultation period ended on 4th April 2024.

Neighbours raised concerns with the design of the proposal which will be considered in the design section of the following report.

Preliminary Matters

The proposal was submitted with the description 'Erection of 2 pitched roof front dormers' which was not

entirely accurate. A change in description to 'Erection of First Floor Front Extension and Dormer Extension in the Front Roof Slope ' was agreed by the applicant via email on 30th April 2024.

Officer's Analysis

Design, Character and Appearance

18 Burdett Avenue is a detached bungalow located on the southern side of the highway. The application site is inset from the greenbelt, set on an road which slopes downwards from East to West and formed of a varied mix of housing types. The frontage of the property is hard standing for off road vehicular parking and it has been previously extended with a single storey to the rear elevation and dormer to the rear roof slope.



The application proposes the erection of a first floor front extension and a dormer to the front roof slope as previously permitted under application 20200764. The construction of the rear dormer permitted under the same application appears to have been constructed and therefore does not form part of the current application.

The first floor front extension has been designed with a pitched roof, with a depth of 4.34mm and width of 4.13m. The extension will extend the ground floor front gable roof projection and will measure a height of 3.25m, and a maximum height of 5.77m from ground level. It will be set down from the roof ridge by 0.3m. The extension will create space for an extended bedroom area and will be constructed with materials to match the existing dwelling.

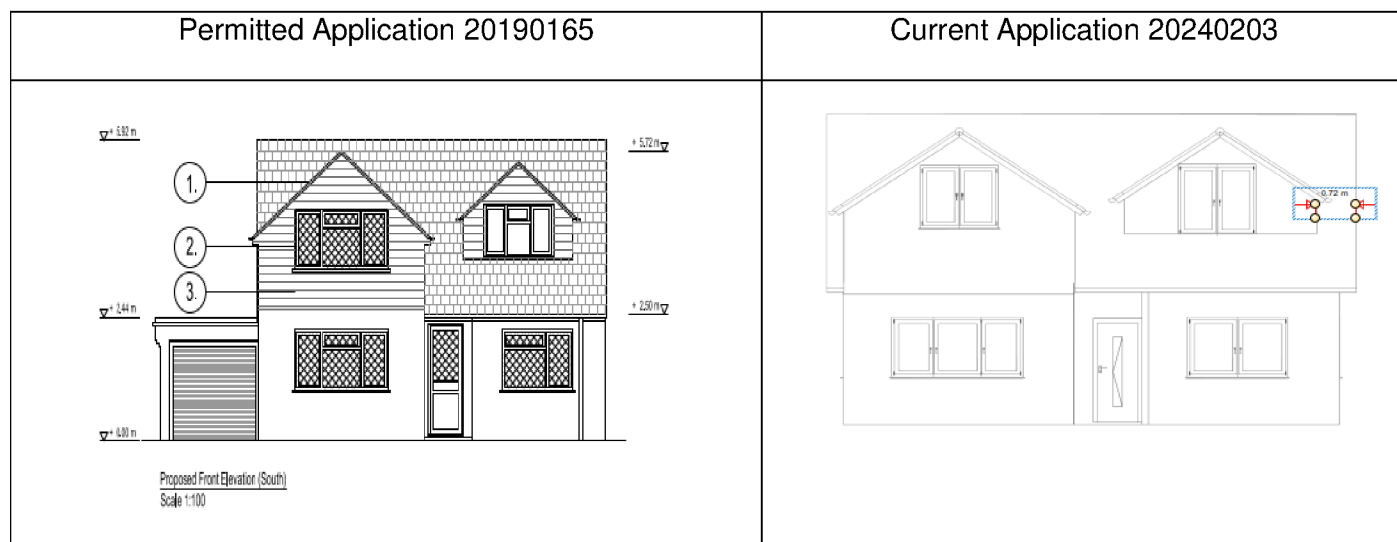
The dormer extension has also been designed with a pitched roof and a depth of 2.83m, a width of 3.46m and maximum height of 2.07m. The dormer will be inset from the side by 0.72m. The dormer will create space for an extended bedroom area and will be constructed with materials to match the existing dwelling.

Neighbouring and Parish Council concerns were raised with the design of the proposal.

Whilst it is generally not considered acceptable to create dormers to the front of a property, there is little uniformity in the style of properties in Burdett Avenue, with the many of the bungalows having converted the

loft space into habitable rooms, with front dormers, including neighbouring properties known as 16 and 20 Burdett Avenue.

Another example of such form in the immediate area is permitted application 20190165 for neighbouring property known as 11 Burdett Avenue for which a similar design was permitted:



As such, based on the above assessments, the proposal is not considered to dominate the roof slope and is therefore not detrimental to the host dwelling or considered to be out of place in the street scene.

Also the previous approval at the site forms a material planning consideration as it was determined under the same local plan policies.

Concerns were raised that the current plans reflect the originally submitted approval which was superseded in the 20200764. However this has been double checked and the current application replicates the approved plans of 20200764.

The proposal is not consider to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The proposed extensions would create extra space to existing bedrooms. As such, there are no changes to the number of bedrooms at the property and therefore the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

18 Burdett Avenue is a detached dwelling and resultantly the proposal will be set away from neighbouring properties to both boundaries and as such is considered to safeguard neighbouring properties in terms of overshadowing and loss of light.

The application site faces several properties on the opposite side of the highway known as 17, 19 and 21 Burdett Avenue. The proposal would introduce 2no windows to the front slope serving a bedroom.

Whilst the window to window distance between the properties would fall short of the 21m Residential Layout Guideline, it is not considered to be of greater impact to privacy and overlooking than the existing windows of 16, 20 and 22 Burdett Avenue.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Landscape Character Assessment

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) 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.

The erection of a first floor front extension and dormer extension in the front roof slope is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a settlement part of the landscape.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30th April 2024	Dated:	30 April 2024