



Delegated Report

Householder Planning Application

Planning Application No: 20211072

Location: 97 Ferndale Road Gravesend Kent DA12 5AE

Description: Erection of a rear dormer, skylight windows to front roof slope and conversion of loft to habitable rooms.

Applicant: Mr Tony Quilter

Site Visit Date: Desktop Assessment – Agent Provided pictures

Submitted Documents/Plans

- Application Form Received 27/08/2021;
- Existing Block Plan Received 27/08/2021
- Proposed Block Plan Received 27/08/2021
- Cover Letter Received 01/09/2021;
- Drawing No: 21/05/08/04 (Existing and Proposed Front Elevation) Received 06/09/2021;
- Drawing No: 21/05/08/02 (Existing and Proposed Side & Rear Elevations) Received 01/09/2021;
- Drawing No: 21/05/08/01 (Existing and Proposed Floor Plans) Received 01/09/2021;
- Site Location Map Received 27/08/2021;

Relevant Planning History

Reference	Description	Outcome	Decision Date
19900425	Erection of single storey rear extension to form sun lounge and enlarged kitchen	Permitted	29.06.1990
19950609	Construction of pitched roof over part of the existing single storey rear extension and construction of dormer window in the proposed roof slope to form enlarged bathroom.	Permitted	26.10.1995

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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)

Consultations, Publicity and Representations

Environment Agency

No comments to make as it falls outside the remit as a statutory planning consultee.

Highway Development Management Officer

No Objections

Neighbouring properties

The application was advertised by way of letter to eight surrounding properties. The overall consultation period expired on 21st October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a flat roof rear dormer which will span some 5.3m and have a height of approx. 2.5m and a depth of approx. 3.6m. The dormer will allow for the creation of an additional bedroom which includes a shower room. The proposal also seeks to install three sky lights in the front roof elevation.

Character and Appearance

The application site is a mid terrace house in use as a single family dwelling. The property has been previously extended by way of a pitched roof over part of the existing single storey rear extension and construction of dormer window in the roof slope to form enlarged bathroom.

The proposed dormer will be set within the main roof and it will be built onto the adjoining occupiers roof space. Certificate B has been signed stating there will be some form of encroachment. It would be the responsibility of the applicant to agree consent from the adjoining occupier relating to any party wall or encroachment.

The dormer will be set below the main ridge and behind the eaves, however it will join the existing pitch roof dormer which has been constructed at first floor level. It would appear the pitched roof on the existing first floor dormer will be retained.

The adjoining properties have similar flat roof rear dormers which appear to have shared walls and the proposed dormer is following the existing pattern. Rear dormers are a common addition to properties in this row of terraces so this is not an out of character addition. Furthermore the extension is situated to the rear of the property and will not be visible from a public vantage point.

The proposal is considered acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the property will increase from a three bedroom house to four bedrooms which will increase the requirements for amenity space. The property will retain approx. 109sqm of amenity space which satisfies the requirements of the council's technical standards. The proposed bedroom and bathroom are also of acceptable sizes.

The proposal safeguards the amenity of future occupiers.

Neighbouring Amenity

The proposal will not affect the light or outlook of adjoining occupiers and to ensure that the privacy is maintained, a condition will be imposed to obscure the window serving the new bathroom is obscure glazed.

No neighbour representations have been received.

Parking and Highways

The highways officer was consulted and had no objections to the proposal. The front drive has sufficient space to accommodate off road parking for two vehicles.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22 nd October 2021	Dated:	22 October 2021