

Delegated Report

Householder Planning Application

Planning Application No: 20231114

Location: 8 Hollybush Road Gravesend Kent DA12 5QQ

Description: Erection of single storey rear extension and rear dormer with Juliet balcony to extend existing habitable accommodation in the loft space.

Applicant: Mrs Thompson

Site Visit Date: 23 January 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. BL/DRG/19052023/01 Location plan;
Drawing no. BL/DRG/19052023/02 Existing block plan;
Drawing no. BL/DRG/19052023/02a Proposed block plan;
Drawing no. BL/DRG/19052023/03 Existing layouts and elevations;
Drawing no. BL/DRG/19052023/04 Proposed layouts and elevations; and
Site location plan.

Procedural issues

The applicant has confirmed that there would be no encroachment over the boundaries of the application site. Therefore, ownership certificate A appears to be correct.

Relevant Planning History

None.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

Consultations, Publicity and Representations

GBC Highways Officer

This is an interesting application as a first floor room is identified as lounge where a bedroom would be expected.



The applicant also refers to it as a bedroom as its future use. I am of the opinion, that the exiting property is three bedroom and so any alterations will not have a highway implication.

No objections.

Neighbouring properties

The application was publicised to four neighbouring properties by letter. One representation has been received and is summarised as follows;

- Loss of daylight to dining room of no. 10 Hollybush Road from higher party wall on the boundary and the dormer.

- Loss of privacy from patio and garden area of no. 10 Hollybush Road.
- Party wall issues.
- All works and foundations should be within the application site.
- How and when would be proposed works be completed.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

The proposed rear extension and dormer would be subservient in size to the existing building and the proposal, as a whole, would be of a design and materials that would match with the existing building and those in the surrounding area. The proposed windows in the dormer extension would not match entirely with those existing but due to their rear location, they would not be widely visible and so would not detract from the character of the building.

It is noted that the dimensions of the proposed dormer would be in line with the criteria set out in Part 1, Class B of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a dormer that does not require planning permission. In this instance, planning permission is only required due to there being a less than 0.2 metres set back of the dormer from the eaves of the roof.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedroom would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and sufficient rear garden area and depth would be retained.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would improve the living conditions for future occupiers and would not be detrimental to residential amenity and as such, it would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), the RLG and the NDDS.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 6 and 10 Hollybush Road (located to the west and east respectively). Nos. 10 and 12 Laurel Avenue are located to the north west and nos. 11 to 15 Hollybush Road are located to the south east across the roadway.

It is noted that local residents have raised concerns regarding the potential for adverse overlooking and overshadowing impacts from the proposed development.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The proposed bedroom window in the dormer would face no. 12 Laurel Avenue and have a privacy distance of some 47 metres. The proposed en-suite window in the dormer would be obscure glazed. The proposed ground floor windows would be screened by existing boundary treatments.

The proposed dormer window would obliquely overlook the rear gardens of nos. 6 and 10 Hollybush Road. However, as existing rear windows have similar overlooking impacts, the occupiers of these properties cannot not have an expectation of total privacy in their gardens. Dormer windows are a common feature in the residential environment and in many instances are development that does not require planning permission.

Therefore, there would be no significant adverse overlooking impacts to the occupiers of any surrounding dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

In terms of assessing overshadowing impacts, the Householder Extensions/Alterations Design Guide (2021) states that the 25° and 45° rules will be used. If the centre of any perpendicular neighbouring window is crossed by a 45° line drawn from the extension (in plan and elevation form), then daylight and sunlight could be adversely affected. Similarly, if a development breaches a 25° line drawn from the centre of any opposite window, then daylight and sunlight could be adversely affected.

No. 6 Hollybush Road has a door in the rear elevation closest to the application site and has various windows in the side elevation that face the application site. The proposed extension fails the 45° test in relation to layout but passes the 45° test in relation to elevation and passes the 25° test.

No. 10 Hollybush Road has a dining room window closest to the boundary with the application site and due to the proximity of a small rear projection on that property, that window would be subject to some tunnelling impacts. The proposed extension fails the 45° test in relation to layout but passes the 45° test in relation to elevation.

Therefore, there would be no significant adverse overshadowing impacts to the occupiers of any surrounding dwellings.

Due to the design of the proposal and to the layout and orientation of the surrounding properties, there would be no adverse overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The application property has three bedrooms (because the first floor lounge has sufficient floor area to be used as a bedroom) but has no off-street parking provision. The proposal would not increase the number of bedrooms and the GBC Highways Officer has not raised an objection.

Overall, it is considered that the proposal would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zones 1 and 2. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Local residents have raised a number of concerns, the majority of which have been covered in the above discussion. The outstanding issues are summarised and commented on as follows;

- Party wall issues – these are not planning matters and cannot be taken into account in the determination of this application.
- All works and foundations should be within the application site – the applicant has confirmed that there would be no encroachment over the site boundaries.
- How and when would be proposed works be completed – this is a private matter that should be addressed between the affected neighbour and the applicant.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevations

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25th January 2024	Dated:	25 January 2024