



Delegated Report

Householder Planning Application

Planning Application No: 20230883

Location: 25 Henley Deane Northfleet Gravesend Kent

Description: Erection of a single storey rear extension with roof lights; loft conversion with rear dormers and 3 pitch dormers in front roof slope.

Applicant: Mr S Onolaja

Site Visit Date: 19th September 2023

Submitted Documents/Plans

Application Form Dated 17/08/2023;
Site Location Plan – Received 18/08/2023;
Drawing Number 23035SO-PP-06 (Block Plan – Proposed);
Drawing Number 23035SO-PP-05-RP-A1 (Roof Plans – Existing and Proposed)
Drawing Number 23035SO-PP-07 (Block Plan – Existing);
Drawing Number 23035SO-PP-04-PE-A1 (Elevations – Proposed);
Drawing Number 23035SO-PP-02-EE-A1 (Elevations – Existing);
Drawing Number 23035SO-PP-03-PP-A1 (Floor Plans – Proposed); and
Drawing Number 23035SO-PP-01-EP-A1 (Floor Plans – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20010708	Retention of boundary wall on southern boundary.	Permitted	29.10.2001
20010490	Erection of a conservatory at the rear and single storey rear extension to form enlarged dining room	Permitted	10.08.2001
	Erection of a 1.8m high wall on the southern boundary.	Refused	
19950711	Repositioning of side boundary wall at a height of 700mm to 1.8 metres high.	Refused	21.12.1995

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

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 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

GBC Highways

I have no highway objections, there is adequate car parking to comply with guidance. However, the applicant should provide a secure cycle parking space to comply with the requirements of K.C.C. SPG4 of one cycle space per bedroom.

Neighbouring properties

7 surrounding properties were consulted and a site notice was displayed on 01/09/2023. No responses were received and the consultation expired on 22nd September 2023.

Officer's Analysis

Design, Character and Appearance

25 Henley Deane is a two-storey detached dwellinghouse located on the Northern side of the Highway.



The application proposes the erection of a single storey rear extension with roof lights; loft conversion with rear dormers and 3 pitch dormers in front roof slope.

Single Storey Rear Extension

The single storey rear extension will have a shallow pitch roof at a maximum height of 3.45m and an eaves height of 2.3m. It will extend beyond the rear wall by 3.14m and have a width of 8.6m. The extension will replace part of the current wall which serves as the boundary between the private rear garden area and the side garden to the Southern elevation.

The proposal will create space for a dining room and extended living area. There will be patio doors and bi-fold doors to the rear elevation and a door to the side elevation accessing the dining area. There will be 3no rooflights.

It will be finished with brickwork and UPVC windows and doors to match the existing dwelling.

The proposed single storey extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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 places) of the National Planning Policy Framework (NPPF) (2023).

Loft Conversion with Rear Dormer

The proposal also includes the conversion of loft space into habitable room with the erection of a flat roof dormer extension to the rear roof slope. The conversion of the loft space looks to create space for a sixth bedroom with en-suite and dressing room.

The dormer extension will be constructed with a flat roof at a height of 2.35m, a depth of 2.46m and a width of 9.47m. It will be constructed with wall hung tiles and a flat roof.

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the design expectations of rear roof extensions in section 10.9. It states "dormers should not overwhelm the roof slope

within which they are to be placed” and also provides some visual examples of acceptable and unacceptable dormers:



As shown below, the proposed rear dormer spans almost the entire width of the existing rear roof slope and is not set in sufficiently from the ridge or sides:



Proposed East Elevation @ 1:50

As such, it is considered that the proposed dormer would be disproportionate to and would overwhelm the original roof slope and is therefore contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Three Pitch Dormers to Front Roof Slope

The application proposes three pitched roof dormers in the front roof slope.

Proposed East Elevation @ 1:50



The dormer extensions will be inset from the eaves and side boundaries of the existing roof. They have been designed with hipped roofs, with a maximum height of 2.04mm, depth of 2.55m and width of 2m. They will be constructed with materials to match the existing dwelling.

Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the design expectations of front roof extensions in section 10.10, which state that:

- 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.

25 Henley Deane is located in a street formed of detached and semi-detached houses. As shown in the Google Earth ariel image below, whilst there are examples of existing work to loftspaces, the roof alterations consist of dormers to the rear roof slopes and roof lights to the front roof slope. There are no existing dormers to the front roof slopes:



As such, due to the absence of front dormers to the existing street scene, the proposed three pitched dormers to the front roof slope are considered to be out of keeping and detrimental to the existing streetscene and are therefore contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2023).

Overall, the proposed rear dormer is considered to be an inappropriate addition in terms of the size and scale which would be harmful to the appearance of the existing dwelling and the surrounding streetscene and the proposed three pitched dormers to the front roof slope are considered to be out of keeping and detrimental to the existing streetscene. Therefore, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2023).

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Gravesham's RLG states that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 67.22 m², as shown below, or 91.35m² including the

area to the rear of the garage. Whilst the garden is of an L shaped form with additional space to the rear of the garage, this is not considered to be particularly useable space. Therefore, the area of the garden, post development is substantially below the recommended guidelines.

The depth of the garden, post-development, varies from 5.32m to a maximum of 7.59m, which is also substantially below the 10m recommendations of the RLG.



Therefore, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2021.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Due to the distance between the neighbouring properties and the presence of the detached garage, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Conclusion

The proposed rear dormer by virtue of its size and scale is considered to be an inappropriate addition which would be harmful to the appearance of the existing dwelling and the surrounding streetscene and the proposed three pitched dormers to the front roof slope are considered to be out of keeping and detrimental to the existing streetscene. Therefore, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2023).

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well

designed places) of the National Planning Policy Framework 2023.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	9th October 2023	Dated:	10th October 2023