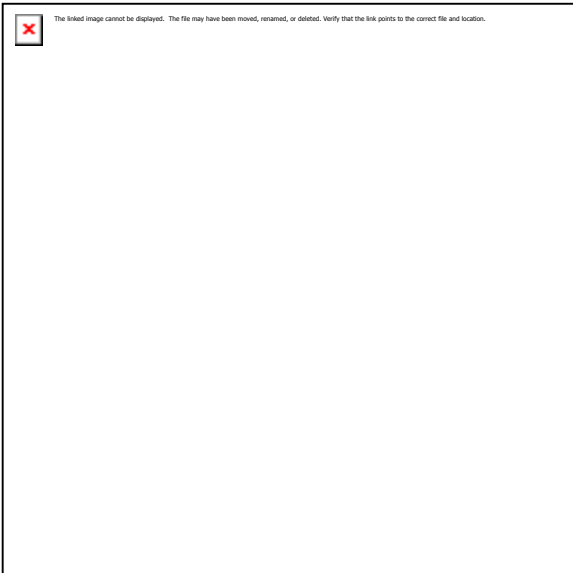




# Delegated Report

## Householder Planning Application

**Planning Application No:** 20220345

**Location:** 375A Singlewell Road Gravesend Kent DA11 7RL

**Description:** Replacement of existing roof, being raised from an approximate 27 degree pitch to a 40 degree pitch, to accommodate a games room in the roof space including rooflights in rear roof slope.

**Applicant:** Mr Davinder Aujla

**Site Visit Date:** 23/05/2022

### Submitted Documents/Plans

- Application form dated 26 February 2022;
- Drawing no. P3 – Existing Ground & First Floor Layout Plans & Elevations;
- Drawing n. P4 – Proposed First & Second Floor Layout Plans Elevations & Section;
- Drawing no. SPL – Block Plan & Site Location Plan;
- Planning Statement Date March 2022.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                               | Decision   | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
| 20220134  | Application for non-material amendment to planning permission reference number 20210303 to allow changing a shallow 13 degree mono pitch roof (which is too shallow for specified roof tile) to a flat roof with parapet wall to the single storey rear extension, moving horizontally a high level window on the single storey rear extension - side elevation and re-arrangement of positions of openings on the single | Permission | 01/03/2022    |

|          |                                                                            |            |            |
|----------|----------------------------------------------------------------------------|------------|------------|
|          | storey rear extension - rear elevation.                                    |            |            |
| 20210303 | Erection of a single storey rear extension and first floor side extension. | Permission | 21.05.2021 |

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

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

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

### National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

## Consultations, Publicity and Representations

### Consultees

I have no comments to make on archaeological matters in this case.

### Neighbouring properties

9 surrounding properties were consulted plus – overall consultation expiry date was 24 April – one response was received the comments of which can be summarised as follows:

- Will be dominant and out of character
- Roof profile will be too high and the property suffer from over development
- Proposed changes are against your policies for householder extensions and core strategy policies for householder development

## **Officer's Analysis**

The application site consists of a two storey detached dwelling situated on the western side of Singlewell Road at its southern end. Planning permission has been granted for a first floor side extension and single storey rear extension (ref. 20210303; as amended by 20220134). These approvals have been shown on the existing plans and marked up that they have been approved under these reference numbers.

This current proposal is to alter the roof of the main dwelling from an approximate 27 degree pitch to a 45 degree pitch which would result in the height of the roof increasing by 1.4m; there would also be three rooflights in the rear roofslope.

### Design, Character and Appearance

No. 375A Singlewell Road has a gable end roof design on each of the sides of the dwelling. The first floor side extension which has been permitted under ref. 20210303 would replicate this as it would have a gable end also. The current proposal to alter the pitch of the main roof leading to a 1.4m increase in the height of the roof is considered acceptable given the varying heights of the surrounding dwellings some of which are higher than the proposed scheme. The proposal would result in the host dwelling having a different roof pitch from the permitted extension (which is to follow the existing roof pitch). The mismatch of the roof pitches between the host dwelling and the approved first floor side extension is unfortunate and would not be as sympathetic as the approved scheme would result in particularly given the visibility of the elevation in the streetscene. However, it is noted there is a mix of dwelling types and heights in this part of Singlewell Road and there is no uniformity present in terms of the appearance and heights of dwellings. There are a variety of different roof types and pitches at the surrounding dwellings with an eclectic mix such that the differing roof pitches at the application site between the main roof would not be considered to result in any undue harm in design terms to the character or the dwelling or the streetscene to justify a refusal of the proposal. In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

### Amenity of Occupiers

The proposal would not be providing any bedrooms or alter the existing garden in any way which would remain the same garden area and depth. In respect of the amenity of occupiers the proposal is therefore considered compliant with Policy CS19 (LPCS).

### Neighbouring Amenity

Due to the distance of the application dwelling from the neighbouring dwellings at either side and the lack of windows in the flank elevations of those dwellings which face onto the application site, there would be no impact on the amenity of either neighbouring property with regards overshadowing or loss of outlook. The rooflights in the rear by virtue of their outlook would not lead to any overlooking and the applicant could install rooflights in their existing rear roof slope under permitted development. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

### Parking and Highways

The proposal would not be adding any additional bedrooms or altering the existing parking layout therefore, the proposal raises no issues in respect of parking or highway safety and in this respect it is compliant with saved Policy CP3 (LPFR).

### Any Other Material Planning Considerations

None.

## **Conclusion & Recommendation**

The proposal is considered acceptable is on balance considered acceptable in respect of design, character and appearance, amenity of occupiers and neighbouring properties and parking and highway safety. As such it is considered compliant with local and national planning policy and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

|                      |                         |                     |                                                                                     |
|----------------------|-------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 23rd May 2022           | <b>Dated:</b>       | 23 May 2022                                                                         |