



Delegated Report

Householder Planning Application

Planning Application No: 20211553

Location: 15 Pine Avenue Gravesend Kent DA12 1QY

Description: Proposed loft conversion with hip to gable and barn hip roof extension to side elevation, dormer window to rear elevation and 4no. rooflight windows to front elevation and conversion of the roof space into habitable rooms.

Applicant: Mr Omar Wahab

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 20th December 2021;
Drawing No. 1294 - 01 – Floor Plans as Existing received 20th December 2021;
Drawing No. 1294 - 02 – Elevations Existing received 20th December 2021;
Drawing No. 1294 - 03 – Elevations Proposed received 20th December 2021;
Drawing No. 1294 - 04 – Ground Floor Plan Proposed received 20th December 2021;
Drawing No. 1294 - 05 – First Floor Plan Proposed received 20th December 2021;
Drawing No. 1294 - 06 – Loft Floor Plan Proposed received 20th December 2021;
Drawing No. 1294 - 09 – Site & Block Plan As Existing received 20th December 2021; and
Drawing No. 1294 - 10 – Site & Block Plan As Proposed received 20th December 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20030105	Erection of single storey rear extension to form a kitchen and conversion of integral garage into a study and w.c.	Permission	08.04.2003

Development Plan

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

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

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

P3 – Vehicle Parking Standards
T1 – Impact of Development on Highway Network

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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

KCC – Heritage & Conservation (E & W)

No comments to make on archaeological matters.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 8 properties with a consultation expiry date of 14th January 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for a loft conversion with hip to gable and barn hip roof extension to side elevation, removal of 1no. chimney breast, dormer window to rear elevation and 4no. rooflight windows to front elevation and conversion of the roof space into habitable rooms. The dormer would be box design and would measure 8.18m wide, 2.4m in height and would project 2.89m from the existing roof slope. The rooflights would each measure 800mm wide by 650mm high.

The proposal would result in one bedroom with en-suite and a dressing room within the roofspace. There would be an increase in the number of bedrooms from four to five.

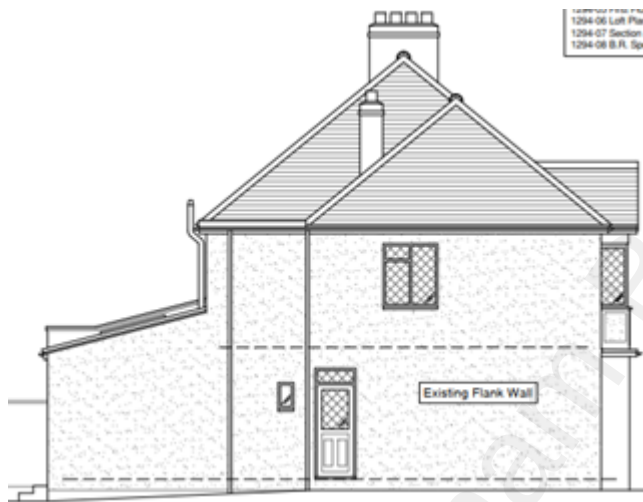
Existing Front Elevation



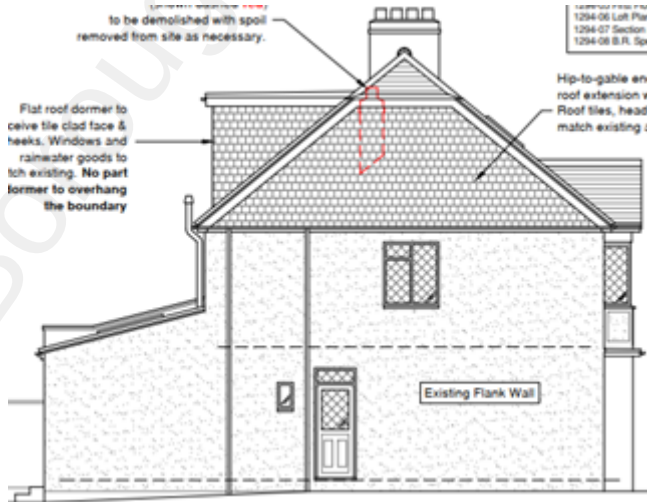
Proposed Front Elevation



Existing Side Elevation



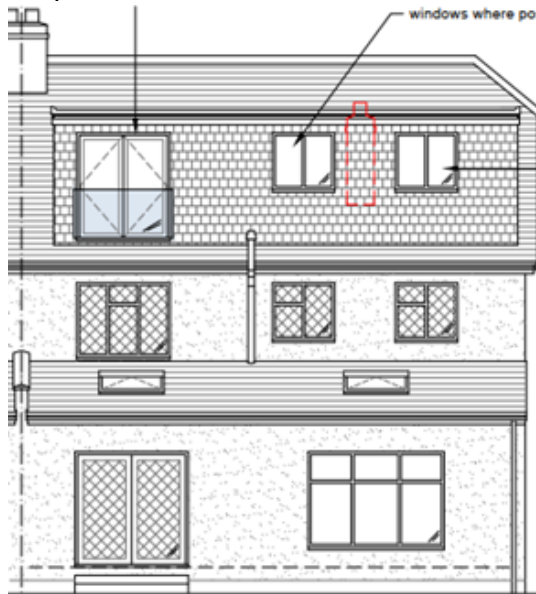
Proposed Side Elevation



Existing Front Elevation



Proposed Front Elevation



Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by two storey semi-detached properties of a similar design. There are examples of various side alterations such as box dormers and two storey flat roof extension. The application property is a semi-detached two storey dwelling that benefits from off road parking to the front for more than three cars.

Current Streetview



The proposed hip to barn hip roof extension would be highly visible from the streetscene, however it has been designed to respect the existing property and taking into consideration the various side dormers, specifically No. 13 directly adjacent, the roof alterations would not result in a detrimental impact on the visual amenity of the streetscene.

The proposed rear dormer would not be highly visible from the streetscene and would not dominate the roofslope and the 4no. rooflights would be a modest addition to the front roofslope.

Overall it is considered that the proposed roof extension, rear dormer and rooflights have been designed to be sympathetic to the host property and the character of the area and would have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within 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.

Future Occupiers

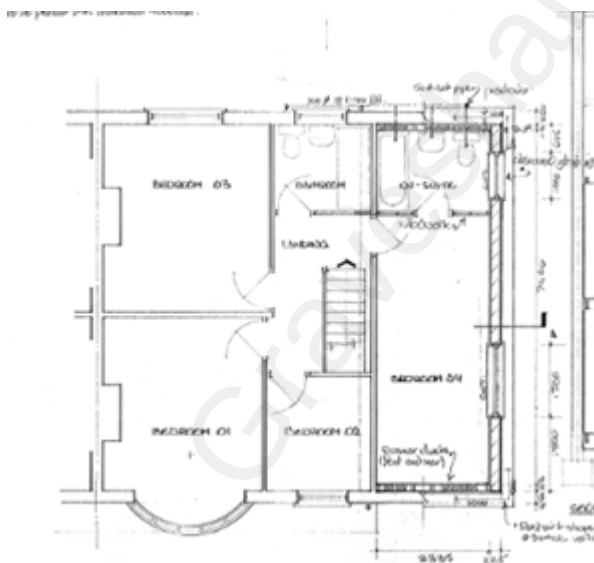
It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

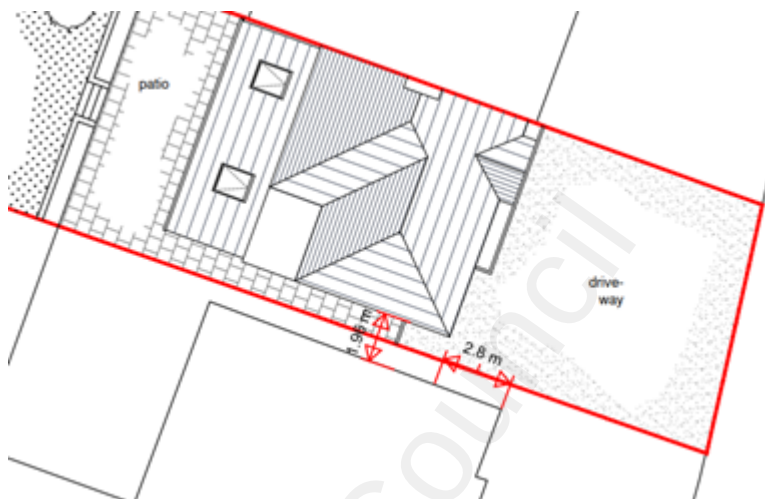
There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The dormer would not afford views over the rear gardens and properties that are not currently had and as such would not result in a detrimental impact in terms of loss of privacy or overshadowing.

The property that the proposal would have the most impact on is the adjacent property to the south, No. 13 which has flat roof dormer style extension which has two windows facing directly onto the application property. The window further to the rear serves a bathroom and therefore is non-habitable room. The window furthest to the front serves a bedroom and therefore needs to be taken into consideration. No. 13 is set approximately 2.8m further forward than No. 15 and the properties have an approximately 1.96m gap separating them. The bedroom window already faces onto the existing side elevation of the property and therefore experiences an oblique outlook. The hip to gable roof extension would result in a further gable wall and would likely obscure views directly forward of the window. However, in terms of overshadowing, the application property is located to the north and as such with the path of sun, the roof extension and dormer would not result in significant overshadowing. In terms of outlook, the outlook from the bedroom to the front would not be interrupted due to the existing built form.





Furthermore, there would be no windows located in the flank elevation facing No. 13 and the rear dormer would afford the same views as the existing rear facing windows.

Taking all of the above into consideration, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook, privacy or overshadowing and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in an increase in the number of bedrooms from four to five, however the KCC Parking Standards for a five bedroom property is the same as a four and the existing driveway provides parking for more than three vehicles. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

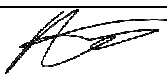
Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation

Permission subject to conditions

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	14 th February 2022	Dated:	14 February 2022
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Gravesham Borough Council