



Delegated Report

Householder Planning Application

Planning Application No: 20211554

Location: 1 Genesta Glade Gravesend Kent DA12 4PR

Description: Erection of a single storey front extension and construction of a dormer to south and north elevation.

Applicant: Mr Mee

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;
Design and Access Statement received 17th December 2021
Drawing No. 54-PL-10 Rev A – Existing and Proposed Site Plans received 20th December 2021;
Drawing No. 56-PL-100 Rev A – Existing Plans and Elevations received 20th December 2021;
Drawing No. 56-PL-101 Rev A – Proposed Plans and Elevations received 20th December 2021; and
Drawing No. 56-PL-1000 Rev A – Site Location Plan received 20th December 2021.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20200204	Erection of a front extension and two side dormer extensions.	Refused	20.04.2020
20120190	Erection of a rear extension to form enlarged kitchen and lounge at ground floor level with 2 no. dormer windows in flank elevations to form additional bedroom and shower room/wc in enlarged roof space.	Permission	20.04.2012

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.

Shorne Parish Council

The Parish Council wishes to make the following comments:

The building is situated well forward of the standard building line of other nearby properties except for the mirrored property immediately opposite. The proposed single storey front extension could adversely affect the amenity of neighbouring properties and be detrimental to the street scene by reducing the sense of openness in the area. The building opposite is noted to have a small and largely glazed front porch extension.

The Parish Council dislikes box dormers that are not subsidiary to the main roof however such designs have already been permitted in the area.

The proposal involves building full-width box dormers on both sides of the existing pitched roof. To the best of our knowledge, only one application for such a design has previously been made and permitted in the immediate area (see application ref 20190130) however that property is one that borders the fields on one side so only affects one neighbouring property, from which it has a good separation distance.

Bathroom windows should be obscure glazed and not openable below 2m height. Consideration should be given as to whether other first floor side windows should be only high-level windows or also obscure glazed below 2m so as to ensure mutual privacy.

Neighbouring Properties

The application has been advertised by individual neighbour letters to 9 properties with a consultation expiry date of 14th January 2022. 6 letters of representation have been received supporting the application and 1 objecting to the proposal for the following summarised reasons;

- Visual impact no different to previous refused application Ref. 20200204

- Imposing structure
- Overlooking
- Loss of light

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

Analysis

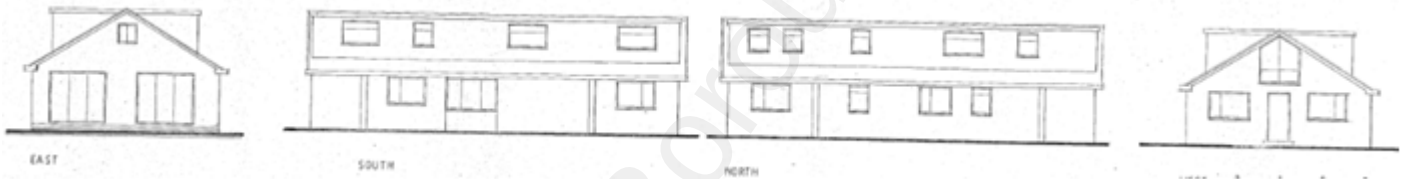
Background

As the planning history shows, a previous application was submitted in 2020 for erection of a front extension and two side dormer extensions (Ref. 20200204) and was refused for the following reason;

The proposed two storey front extension and two dormer windows, due to their location, size, bulk and design, will result in a dominant and overbearing form of development out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2019.

The main alterations between this application and the current scheme is the reduction of the front extension from two storey to single storey and reduction in the dormer on the south facing side. The dormer on the north facing side remains the same.

Previous Refused Scheme (Ref. 20200204)



Proposal

This application seeks permission for the erection of a single storey front extension and construction of a dormer to south and north elevation to facilitate additional space within the existing roofspace. The front extension would project 1.71m from the existing principle front elevation, extend the full width and would have a height of 2.75m to the eaves with a pitch roof. The north facing dormer would be box design and would measure 3.32m wide, 2.08m in height and would project 3.25m from the existing roofslope. The south facing dormer would be box design and would measure 14.5m wide, 2.08m in height and would project 3.25m from the existing roofslope.

The proposal would result in a toilet and extension to the master bedroom on the ground floor and extensions to bedrooms 2 and 3 and two en-suites. There would be no increase in the number of bedrooms.

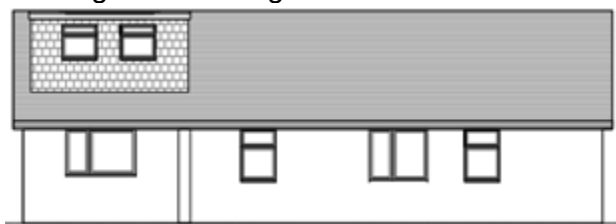
Existing Front Elevation



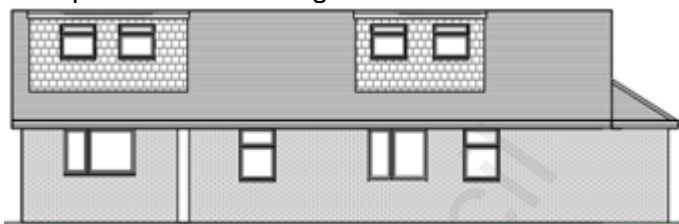
Proposed Front Elevation



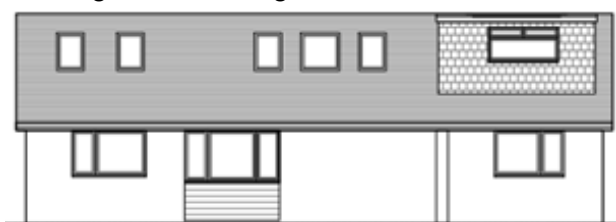
Existing North Facing Side Elevation



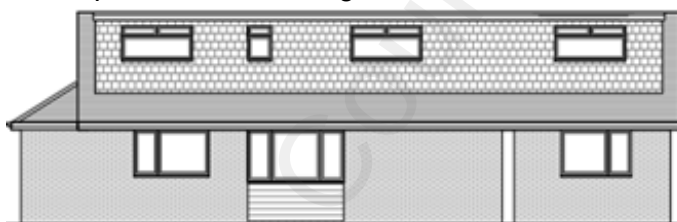
Proposed North Facing Side Elevation



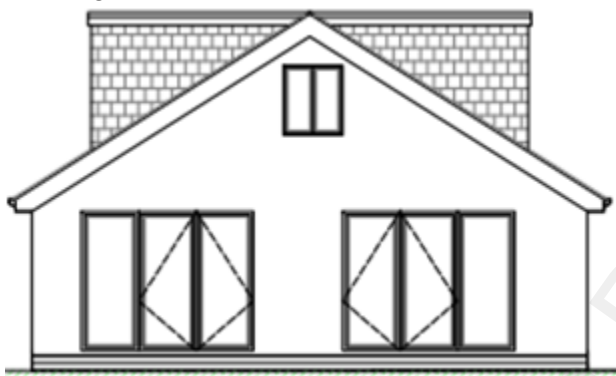
Existing South Facing Side Elevation



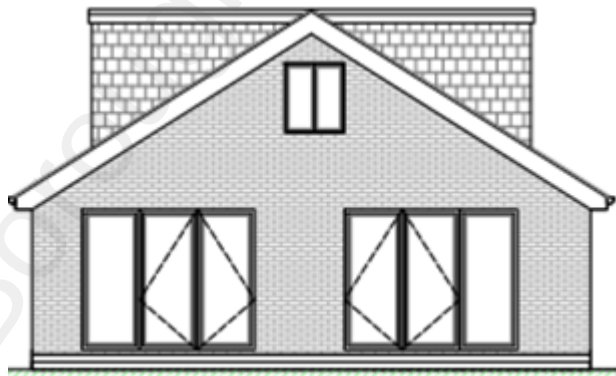
Proposed South Facing Side Elevation



Existing Front Elevation



Proposed Front Elevation



Design, Character and Appearance

The application site is a chalet bungalow located within a cul-de-sac of other chalet bungalows. The property has been extended in the past at the rear and a dormer has been added to each side. This is not uncommon in the street scene. The dormers, due to their size and location to the rear appear subservient to the host dwelling.



The single storey front extension would only have a modest 1.71m projection and whilst it would bring the front of the property closer to the boundary, being single storey and set sufficiently back (5.49m), it would still retain an open frontage. Therefore in terms of the front extension, there is no objection.

The proposed north facing dormer would extend the full length of the existing roofslope and would result in a dominant and bulky addition to the property. Whilst it is acknowledged that the property opposite, No. 2 has a larger dormer on the same elevation, it is set back from the front by approx. 5m and was constructed under lawful development certificate in 2016 (Ref. 20161094). Furthermore, there is only one dormer to this property with the south facing roofslope retained.

No. 2 Genesta Glade



No. 5 Vigilant Way which sits to the south of No. 2 also has a side box design dormer, which was allowed on appeal (Ref. 20081019) in December 2009. Again, there is only one dormer located on the north facing roofslope and the south facing roofslope is retained with only 3no. rooflights. The Inspector stated that:

No 5 Vigilant Way, a detached bungalow, has its front wall facing Genesta Glade, a short cul de sac. The property sits next too, but set back behind No 2 Genesta Glade. The dormer would be formed in the roof slope facing the side wall of No 2 Genesta Glade. Placed between the two adjoining bungalows, the dormer would not be especially prominent in views from Genesta Glade. Furthermore, located on the side of the bungalow away from Vigilant Way the dormer would not feature prominently in views from that direction either.

No.2 Genesta Glade and No. 5 Vigilant Way



Looking at the current application, the proposal would result in an additional dormer on the south facing side and a full length dormer on the northern side which would dominate the whole roofslope. Therefore the proposal would result in dormers on both roofslopes with little of the existing roofslopes being retained.

They would be prominent from both Genesta Glade and Vigilant Way which is exacerbated by No. 1 being set further forward than all the other properties in Genesta Glade and is therefore in a more prominent location to the streetscene.



Overall it is considered that having dormers on both roofslopes and expanding the full length on the north facing side would result in a bulky, dominant and overbearing development within the streetscene and surrounding area. As such it is considered that the proposal would not respect the host dwelling or the character of the area.

The proposed development is therefore contrary to Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework (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

No. 3 Vigilant Way is set further back from the road than the application site and located on the corner. There are no dormer windows in the southern roof slope of this property. The proposed front extension will project a further 1.71m to the west at single storey only and due to the orientation of this property it is unlikely to have any detrimental impact in terms of loss of outlook, sunlight, daylight or privacy.

No 3. Genesta Glade is located to the south of the application site. This property is set further back from the road and contains no dormers or rooflights in the roof slope. Due to the position of this property the proposed single storey front extension would have no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight. There is already a large bedroom window looking onto this property and

rooflights to another bedroom at the first floor. The increase in size of dormer would bring the windows closer to this property but they would still look out on to the roof slope or overlook the front garden which is not considered private amenity space.

No other property will suffer from loss of amenity due to the proposal.

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. 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 not result in an increase in the number of bedrooms and as such the parking provision would not alter and 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.

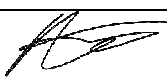
Conclusion

It is considered that the current proposal has not overcome the previous reason for refusal and the proposed two dormer windows, due to their location, size, bulk and design, would result in a dominant and overbearing form of development which would be out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

Recommendation

Refusal

(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