

Delegated Report

Householder Planning Application

Planning Application No: 20230381

Location: 5 Royal Pier Road Gravesend Kent DA12 2BD

Description: Loft conversion with rear facing dormer.

Applicant: Mr Andrew Young

Site Visit Date: 4th May 2023

Submitted Documents/Plans

Application Form

1 – Existing and Proposed Floor, Roof Plans and Elevations

2 – Location Plan

3 – Existing Site Plan

4 – Proposed Site Plan

Heritage Statement

Relevant Planning History

There is no relevant planning history associated with this site.

It is noted however, based on aerial views and historic maps that the front dormer extensions at no.s 6 and 10 Royal Pier Road appeared at different times. The front dormer at number 6 appeared sometime between 1960 and 1990. The front dormer at number 10 appears between 1990 and 1999. No planning permission records are available for these developments. However, planning policies since have changed substantially and such development at that time may have not required planning consent. Given their historic nature, they are not material planning considerations or justifications.

It is noted that 11 Royal Pier Road had planning consent in 2002 for '*Construction of dormer windows in the front and rear roof slopes and conversion of the roof space into a bedroom*' under ref 20020717. However, this permission was never implemented.

Number 12 sought planning permission for 'Construction of a dormer extension in the rear roof slope and velux window in the front roof slope and conversion of the roof space into habitable rooms' in 2018 under ref 20181052. However, this was refused.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- TC3 – Development affecting Conservation Areas

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)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)
- Gravesend Riverside Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No response received.

GBC Conservation Officer: No response received.

Neighbouring properties

A site notice was placed near the site on 4th May 2023.

9no. surrounding properties were consulted. The final date to submit comments was 6th May 2023. No comments were received from members of the public.

Officer's Analysis

Principle of Development

This site is inside the urban boundary in a residential area opposing the river. In such area residential alterations/ extensions are generally considered acceptable subject to consideration of all other relevant matters. In this instance the main considerations would be; the impact on Visual Amenity (Design, Character and Appearance) and the Conservation Area, Amenity of Future Occupiers and Residential amenity of neighbours

Design, Character and Appearance and Conservation Area

This proposal would be in a Conservation Area where greater scrutiny on the impact of the character of the area is undertaken to ensure the continued contribution of the site on the Riverside Conservation Area. The proposal to install a rear dormer would have an impact on the character of the area. Its impact would be limited as the dormer would only be partially visible from the streetscene given its rear location. However, the extent of this impact would dependant on existing context, scale, design and position. For refence a streetscene photographs is included below showing the viewpoint on which the dormer may be visible.



The most recent nearby dormer extension refusal from 2018 (ref 20181052) at 12 Royal Pier Road, makes clear the Local Authority's position that in the Conservation Area, development should be subservient, high quality and appropriate to the character of the area in design and appearance. As such front dormers and roof windows would be resisted as harmful additions to the special character of the Conservation Area. Whilst a rear dormer was also refused under this recent 2018 application, this was partly due to the position of this property and the high visibility from the street scene at the side.

Given the small scale of the proposed dormer and its inset from the side elevation, it is likely that the dormer would have no visibility from the streetscene. If there would be some visibility, this would be from one viewpoint (As photographed above) and only a small part of the addition would be visible.

On balance, the proposed development would comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan: First Review (1994) and Section 12, 15 and 16 of the NPPF (2021), Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in terms of design, character and appearance and impact on the Conservation Area.

Amenity of Future Occupiers

The NPPF (2021) 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.

With this proposal the additional room size complies with the Council's adopted residential layout guidelines and sufficient private amenity space is retained for the dwelling.

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.

The rear dormer would introduce new openings facing residential neighbours. These would face to the rear only and so would limit impact on neighbours. To the rear there would be adequate distances to limit impact of direct overlook, and this would not be substantially different to the overlook from the existing first floor rear windows. Given the position and small size of the dormer, it would not result in impact in terms of overbearing bulk or overshadowing to neighbouring properties.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	8th June 2023	Dated:	8th June 2023