

Delegated Report

Householder Planning Application

Planning Application No: 20220906

Location: 6 Genesta Glade Gravesend Kent DA12 4PR

Description: Erection of ground floor front entrance porch, first floor side dormer roof extension, ground floor rear replacement patio door and associated external and internal alterations

Applicant: Mr and Mrs P. Cruse

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 1000 – Location Plan;
Drawing No. 1001 – Existing Site Block Plan;
Drawing No. 1010 – Existing Ground Floor Plan;
Drawing No. 1011 – Existing First Floor Plan;
Drawing No. 1012 – Existing Roof Plan;
Drawing No. 1020 – Existing Sections AA and BB;
Drawing No. 1021 – Existing Sections CC and DD;
Drawing No. 1030 – Existing North and South Elevations;
Drawing No. 1031 – Existing East and West Elevations;
Drawing No. 1101 – Proposed Site Block Plan;
Drawing No. 1110 – Proposed Ground Floor Plan;
Drawing No. 1111 – Proposed First Floor Plan;
Drawing No. 1112 – Proposed Roof Plan;
Drawing No. 1120 – Proposed Sections AA and BB;
Drawing No. 1121 – Proposed Sections CC and DD;
Drawing No. 1130 – Proposed North and South Elevations; and
Drawing No. 1131 – Proposed East and West Elevations.

Relevant Planning History

None.

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

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

Consultations, Publicity and Representations

Shorne Parish Council

This property is set further back than its neighbours. Similar properties in the area have had a variety of alterations which have set precedents.

The proposed box dormer on the southern roof slope will cover about two-thirds of the southern side of the roof, in view of the above situation the Parish Council has no objections to this or to the other proposed changes.

Neighbouring properties

Consultation was undertaken by individual neighbour letters sent to 8 surrounding properties with an overall expiry date of 20th September 2022. No representations have been received.

Two Ward Councillors for Shorne, Cobham and Luddesdown Ward were also consulted and again, no letters of representation were received.

Analysis

Site Location and Surrounding Area

The site is located within the urban area of Gravesend and is residential in character. Genesta Glade is a cul-de-sac consisting of similar design properties. There are examples of side dormers similar to that which is proposed.

The application property is a single storey pitched roof detached dwelling with detached garage to the side/rear and driveway providing ample off road parking. The property benefits from a bedroom within the existing loft space served by a front gable window and rooflights. The surrounding properties are similar in character which are all set back from the front boundary with generous front gardens.



Proposal

The proposal is for the erection of 1no. side dormer extension on the south facing side elevation. It would be a box design dormer measuring 7.07m wide, 2.53m high to the eaves with a shallow pitch to 2.69m and would project approx. 4.25m from the existing roofslope. The finish materials would be vertical tile hung cheeks and soffit boarding to match the existing with the roof being grey GRP flat roof.

The proposal also includes a replacement entrance canopy which would measure 9.18m wide and project 420mm from the existing front elevation and would have a pitch roof with central porch/canopy gable, with roof tiles and soffits to match the existing.

The proposal would in replacement entrance canopy and one additional bedroom with dressing room and relocation of the bathroom and the exiting bedroom made smaller within the roofspace. The proposal would also result in a reconfiguration of the groundfloor and the removal of the chimney.

Existing Front Elevation



Proposed Front Elevation



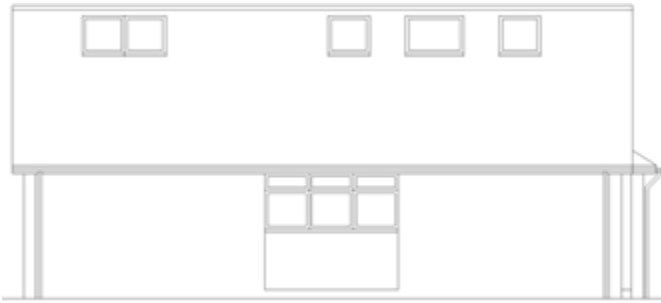
Existing Side (north) Elevation



Proposed Side (north) Elevation



Existing Side (south) Elevation



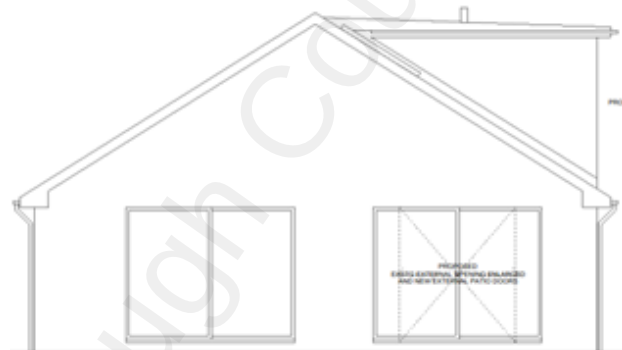
Proposed Side (south) Elevation



Existing Rear Elevation



Proposed Rear Elevation



Character and appearance

The application property is located within a quiet cul-de-sac and set away from the wider views of Vigilant Way and as such is not highly visible from public vantage points. The property is set back from the front boundary with the proposed dormer being located on the south elevation and would only be visible from the south or when in front of the property. There are other examples within the immediate streetscene of similar dormers and some larger. It is of a modest size and is set back from the front of the property and therefore would not dominate the roofslope.

The proposed replacement canopy is a modest addition to the dwelling and the roof design would respect the host property.

Overall it is considered that the dormer and front canopy are respectful additions to the dwelling that would not detract or result in a detrimental impact on the host property, the streetscene or the wider character of the area.

Taking account of all the above, it is considered that the proposal would accord with Policies CS02 and CS19 and Section 12 of the NPPF (2021).

Impact on future occupiers

The revised NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The proposed development would not have a detrimental impact on the living space of the main dwelling and as such accords with Policy CS19 (LPCS).

Impact on neighbouring properties

The impact on neighbouring properties is considered with regard to criteria specified within Policy CS19, which states 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.

Given the separation distance of 3.11m from the property to the common boundary and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. The dormer would be located on the south facing roofslope and as such any overshadowing would fall predominantly over the host property.

In terms of overlooking, the dormer would face directly onto the side elevation of No. 8 which does not have a dormer or any roof windows and as such any windows within the dormer would face onto a blank roofslope, and as such no window to window overlooking or loss of privacy would occur. Due to the application property being set further forward than No. 8, some views over the driveway and rear garden would be afforded, however taking into account the gap of 3.11m to the common boundary and 7.4m to the rear garden of No. 8, it is not considered that there would be a detrimental overlooking. Furthermore, no objections from the occupiers of No. 8 have been received.



As such, subject to conditions, the development is in accordance with Policy CS19 (LPCS) in respect of the living conditions for neighbouring properties.

Parking and Highways

The application site benefits from a large garage and cycle storey and substantial size drive-way and whilst the proposal would result in an increase in one bedroom, the amount of parking provided would accord with the KCC Parking Standards.

In respect of parking and highway safety, the proposal is considered to accord with Policy CS11 (LPCS) and Saved Policy P3 (LPFR).

Conclusion & Recommendation

For the reasons given above, the proposed dormers would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	10 th October 2022	Dated:	11th October 2022