



Delegated Report

Householder Planning Application

Planning Application No: 20230109

Location: 117C Darnley Road Gravesend Kent DA11 0SH

Description: Installation of new windows and juliet balcony with french doors and changing of a pitched roof into a flat roof

Applicant: Mr Rajan Dhaliwal

Site Visit Date: 09.03.23

Submitted Documents/Plans

Application Form; and
Drawing No. 3273-001 – REVISED Location Plan Block Plan Floor Plans and Elevations – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221159	Erection of a single storey front extension at basement level incorporating garage door and single door.	Permitted	30.12.2022
20210736	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer and conversion of the loft space to form habitable rooms.	Certificate Granted	29.07.2021
20201307	Erection of a part single storey and part first floor rear extension.	Permitted	26.02.2021

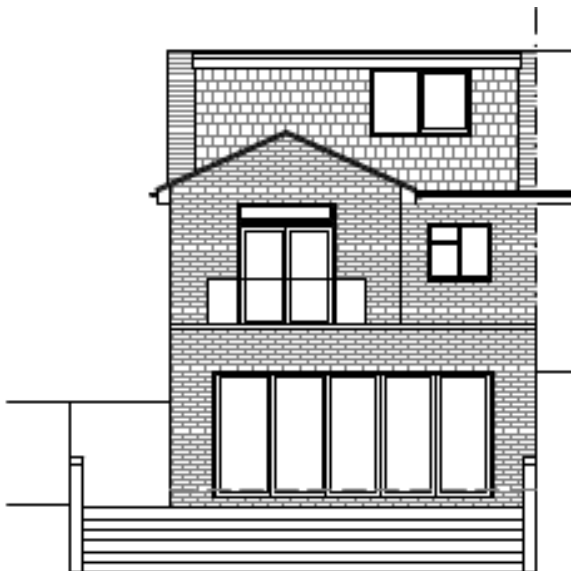
Procedural Matters

Following a site visit, undertaken on 09.03.23 it is noted that the existing plans provided for this application do not reflect what is currently on site, as the part single, part first floor rear extension permitted under 20201307 has yet to be constructed, and aerial maps indicate the rear dormer granted under 20210736 also has yet to be constructed:

Google Aerial Image

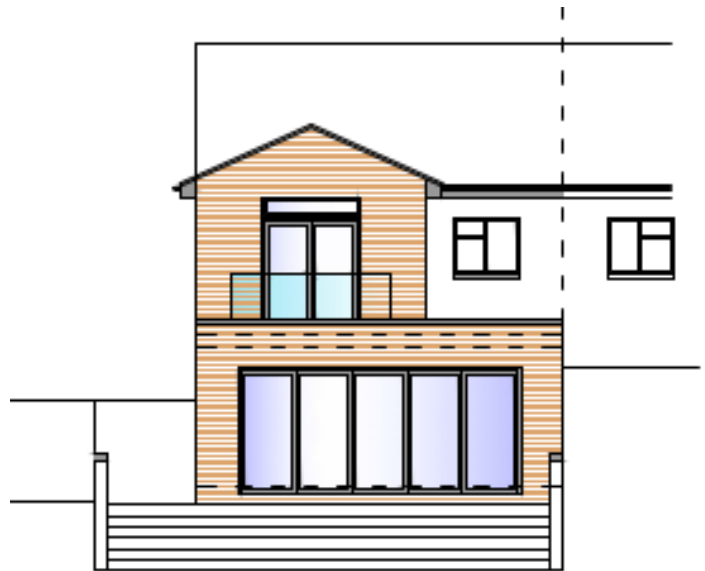


Existing rear elevation provided for this application



Existing Rear Elevation

Proposed rear elevation as permitted under 20201307



Proposed Rear Elevation.

Site Photo as existing



Proposed rear elevation showing dormer under application 20210736



Proposed Rear Elevation.

As per the above, the plans and description are erroneous, however as the Local planning Authority are not minded to permit the development, revised plans have not been requested.

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

Consultees

Local Ward Councillors

No comments.

GBC – Highways Officer

No highway implications, more than adequate car parking is available at the front of the property and the loft floor could already be used as a bedroom.

No objections.

Natural England

N/A – no comments- consulted in error.

Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 09.03.23 and no responses were received. The overall consultation period expired on 31.03.2023.

Officer's Analysis

117C Darnley Road is a semi-detached (town house type) property that is three storeys at the front as the land slopes down across a hardstanding for parking to a garage in the basement. The property lies just outside of the Darnley Road Conservation area.



This application proposes a change in design to the permissions aforementioned above to facilitate new rooflight windows in the front elevation, fenestration changes including the installation of a Juliet balcony in the rear dormer, and changing the two storey rear extension from a pitched roof to a flat roof design.

Proposed Development

The development would have the following dimensions:

Two Storey Rear Extension Element

- Height 5.58m
- Depth 3.48m
- Width 4.07m

Single Storey Rear Element

- Height 3.23m
- Depth 5.98m
- Width 6.50m

Dormer

- Height 2.36m
- Depth 5.27m
- Length 5.73m



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling including roof styles and pitches to match the host dwelling.

The proposed alterations are considered poor design, which would result in the extensions having an incongruous, bulky and block like appearance, which would be detrimental to the character of the existing dwelling.

It is noted that there is an existing two storey rear extension at 117 Darnley Road, however, looking at the planning history of the site, it appears this permission was granted prior to the adoption of the current Local Plan Core Strategy (2014) and the supplementary planning guidance; Gravesham's Design SPD (2021). The context is considered to be different and as such this is not a material consideration or justification for the works proposed.

As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

As aforementioned in this report, the existing plans are inaccurate, however, the proposal has been assessed in terms of the amenity of future occupiers below.

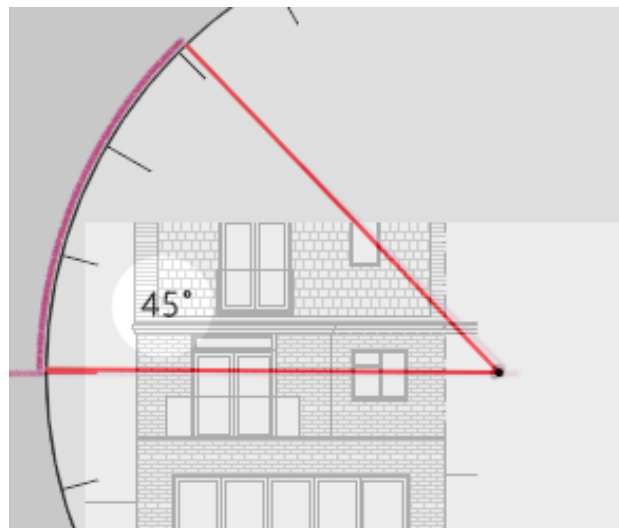
Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the resultant garden area exceeds these amounts post development. The RLG (2020) also sets out expected room sizes, and the plans show the proposed room sizes are acceptable, albeit the three smaller bedrooms on the first floor would only be suitable for single occupancy.

Therefore, the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations have been received for this application, however, the development has been assessed in terms of neighbouring amenity below.

First floor extensions have the potential to cause loss of light to neighbouring properties. As such the 45 degree test has been undertaken from the estimated centre point of the nearest window at No.117B:



As shown above, there will be no detrimental impact on light as a result of the extension. Furthermore, although the single storey element of the extension is large with a depth of 5.98m, it is single storey and a similar extension could be constructed via permitted development rights under a Prior Approval Larger Homes Application. As such, there is not considered to be any significant overshadowing, loss of outlook or sense of enclosure caused to neighbouring properties as a result of the proposal.

In terms of privacy, the development poses no concerns. When comparing site photos to the proposed plans, it is noted that there will be one new window proposed in the left side elevation. This will serve an ensuite and as such could be conditioned to be obscure glazed. The small window in the dormer will also serve an ensuite and can also be conditioned. The rooflights in the front roof slope does not cause concern in terms of privacy.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no highways or parking concerns that arise as a result of this proposal as there is sufficient off road parking to the front of the property. In addition, Gravesham's Highways Officer raises no objections.

Any Other Material Planning Considerations

Historic Landfill

The site is within a historic landfill buffer zone and if the Local Planning Authority were minded to permit the application, the decision would be subject to a condition relating to a watching brief.

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed alterations are considered poor design, which would result in the extensions having an incongruous, bulky and block like appearance, which would be detrimental to the character of the existing dwelling. As such the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd April 2023	Dated:	3rd April 2023