

Delegated Report

Householder Planning Application

Planning Application No: 20240351

Location: 124 Wrotham Road Gravesend Kent DA11 7LB

Description: Installation of a loft conversion with rear dormer extension and roof lights to front roof slope.

Applicant: Mr R Sandu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 24/435/02 Rev B (Proposed Plans and Elevations)
- Drawing No: 24/435/03 Rev A (Proposed Roof Plans)
- Drawing No: 24/435/01 (Site Location Map, Existing Block Plans and Existing Plans/Elevations)

Supplementary Information

- Planning statement

Superseded plans

- ~~Drawing No: 24/435/02 (Proposed Plans and Elevations)~~
- ~~Drawing No: 24/435/02 Rev A (Proposed Plans and Elevations)~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 29.05.2024 and one representation was received in objection to the proposal.

The main points raised were:

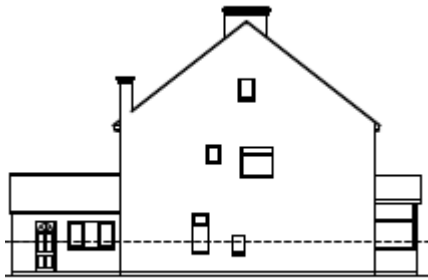
- Privacy and being constantly overlooked from rear dormer and having no privacy in garden.
- The front dormer is not in keeping with adjacent properties.
- Is the property being converted into a HMO for which if the case I strongly object on the grounds of noise, parking and lack of privacy

Analysis

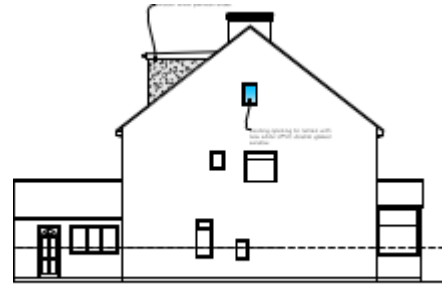
Background

The original proposal submitted included the introduction of a front dormer, however after discussions with the agent the application was revised to remove the front dormer and make the rear dormer slightly larger.

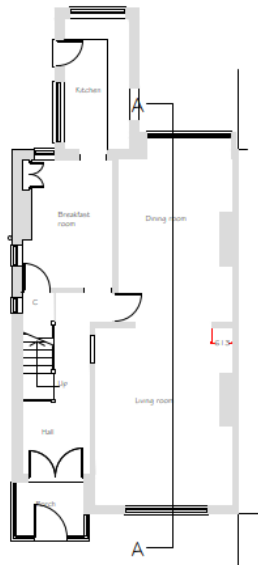
Below are the original plans which have now been superseded.



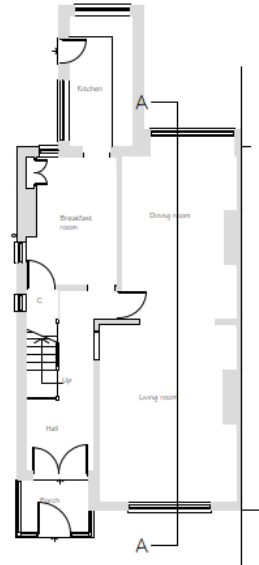
Side Elevation



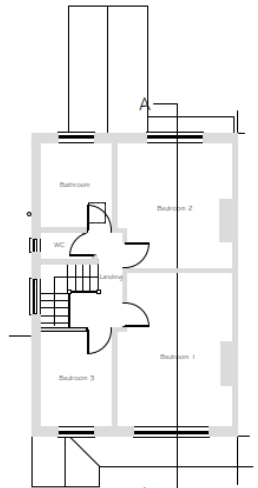
Side Elevation



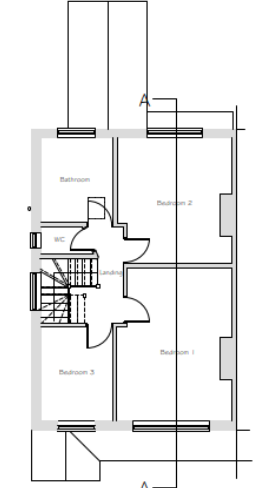
Ground Floor Plan



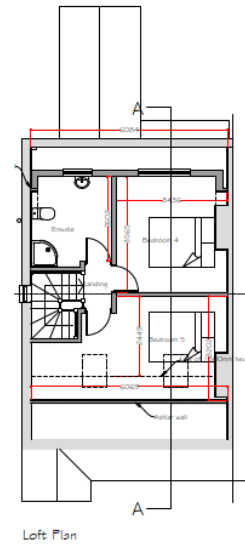
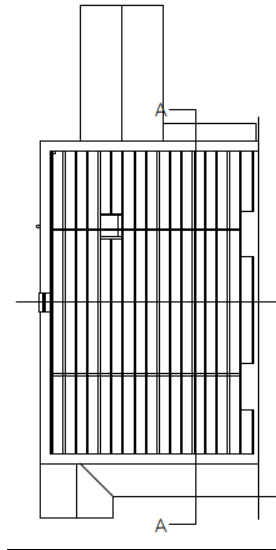
Ground Floor Plan



First Floor Plan



First Floor Plan



Character and Appearance

The application site is a two storey semi-detached house in use as a single family dwelling. The property is situated on a corner junction with St Thomas's Avenue which increases its prominence in the street scene.

It is noted that the proposal requires the removal of a structure which resembles a chimney stack, it is unclear as to what this serves and there are not any examples of similar within the vicinity. Removing this section of the roof is not deemed to harm the wider character of the area.



The proposed rear dormer is well designed in that it is set within the roof, it is set back from the eaves stepped down from the ridge. The dormer may be considered permitted development as there are no overarching constraints on the application property.

In terms of character and appearance, the dormer will be of a higher visibility within the area due to the siting of the property on a corner plot however this is not significant enough to warrant a refusal due to relatively modest size of the dormer. Furthermore the design of the dormer is compliant with the requirements of the council's adopted design guidance.

The removal of the front dormer has allowed for an acceptable scheme as a dormer in the front roof slope would have been harmful to the wider character of the area.

There is a larger dormer than what is being proposed in place at No.136 Wrotham Road and so this element of the proposal is not an out of character addition. (Please note the property address is incorrect on google maps as it shows it as No. 138.)



Despite neighbour concerns, the proposed development does not state the site will be utilised as an HMO. Some smaller HMO's do not require planning consent, but we are assessing the proposal at this moment in time, as single family dwelling and the extensions are not beyond what you would expect a property like this to extend by.

The proposed roof lights in the front elevation are not harmful to the wider area and there are similar in the adjoining semi. The proposed development is therefore considered compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

The proposal will result in the creation of two bedrooms in the roof space increasing the number of bedrooms on site from three to five.

Below is an extract from the council's adopted residential layout guidelines:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the resultant garden space will equate to approx. 88sqm which is below the Councils preferred standards, however there is a PD fallback position which would allow this development to go ahead.

Neighbouring Amenity

The proposed dormer due to its scale and siting is not liable to harm light or outlook levels enjoyed by the surrounding properties.

In terms of privacy the dormer includes two windows in the rear elevation to serve a bedroom and an ensuite. The ensuite window will be conditioned so that it is obscure glazed and top hung so that it maintains neighbouring amenity, however the proposed bedroom window is necessary and would not harm privacy any more than the bedroom window at first floor level. The neighbouring property to the rear is in excess of 26 metres away which accords with the minimum privacy distances of the residential layout guidelines.

The proposed development adequately safeguards neighbouring privacy inline with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The application site comprises one parking space in the form of a garage at the foot of the plot which is accessible via St Thomas's Avenue. It may be that this garage is not fit for purpose for a modern day car due to its constrained size. However it is not unusual for properties to have no off-street parking provision in this location, and it is unlikely that parking to the front of the property would be supported. As such, the parking provision is satisfactory in this location.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31.05.2024	Dated:	31 May 2024