



Delegated Report

Householder Planning Application

Planning Application No: 20241150

Location: 23 St Johns Road Gravesend Kent DA12 2SB

Description: Proposed alterations to existing rear and side dormers.

Applicant: Mr Avtar Kaushal

Site Visit Date: 30th January 2024

Submitted Documents/Plans

Application Form Dated 16/12/2024;
Drawing Number D-10 (Block Plan);
Drawing Number D-06 (Side Elevations – Existing);
Drawing Number D-09 (Section AA – Proposed);
Drawing Number D-08 (Side Elevations – Proposed);
Drawing Number D-07 (Front and Rear Elevations – Proposed);
Drawing Number D-05 (Front and Rear Elevations – Existing);
Drawing Number D-04 (Roof Plans – Existing and Proposed);
Drawing Number D-03 (Loft Plan – Existing and Proposed);
Drawing Number D-02 (First Floor Plan – Proposed);
Drawing Number D-01 (Floor Plans – Existing); and
Drawing Number D-11 (OS Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240145	Retrospective application for a loft conversion with rear and side dormer and roof lights to the front. Outbuilding in the rear garden.	Refused	29.04.2024
20231277	Erection of a first floor rear extension	Permitted	05.02.2024
20231093	Erection of a first floor rear extension to include a new flank window to existing bedroom.	Refused	06.12.2023

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Five surrounding properties were consulted and a site notice was displayed on 13th January 2025. No responses were received and the consultation period ended on 7th February 2025.

Preliminary Matters

Application 20240145 for 'Retrospective application for a loft conversion with rear and side dormer and roof lights to the front. Outbuilding in the rear garden' was refused for the following reasons:

Overall, by virtue of the disproportionate size of the rear dormer which overwhelms the original roof slope and is detrimental to the host dwelling, the application is considered to be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2023.

The application for retention of an outbuilding results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2023.

The current application looks to address the issues with the disproportionate size of the rear dormer. The outbuilding is not included within the current application.

Officer's Analysis

Design, Character and Appearance

23 St John's Road is a two-storey terraced dwelling located on the Eastern side of the highway. There is a small garden to the front of the property with no potential for off-road parking. The property has recently been extended with 2 no dormers to the rear roof slope with rooflights to the front roof slope and an outbuilding to the rear garden for which retrospective permission was refused.

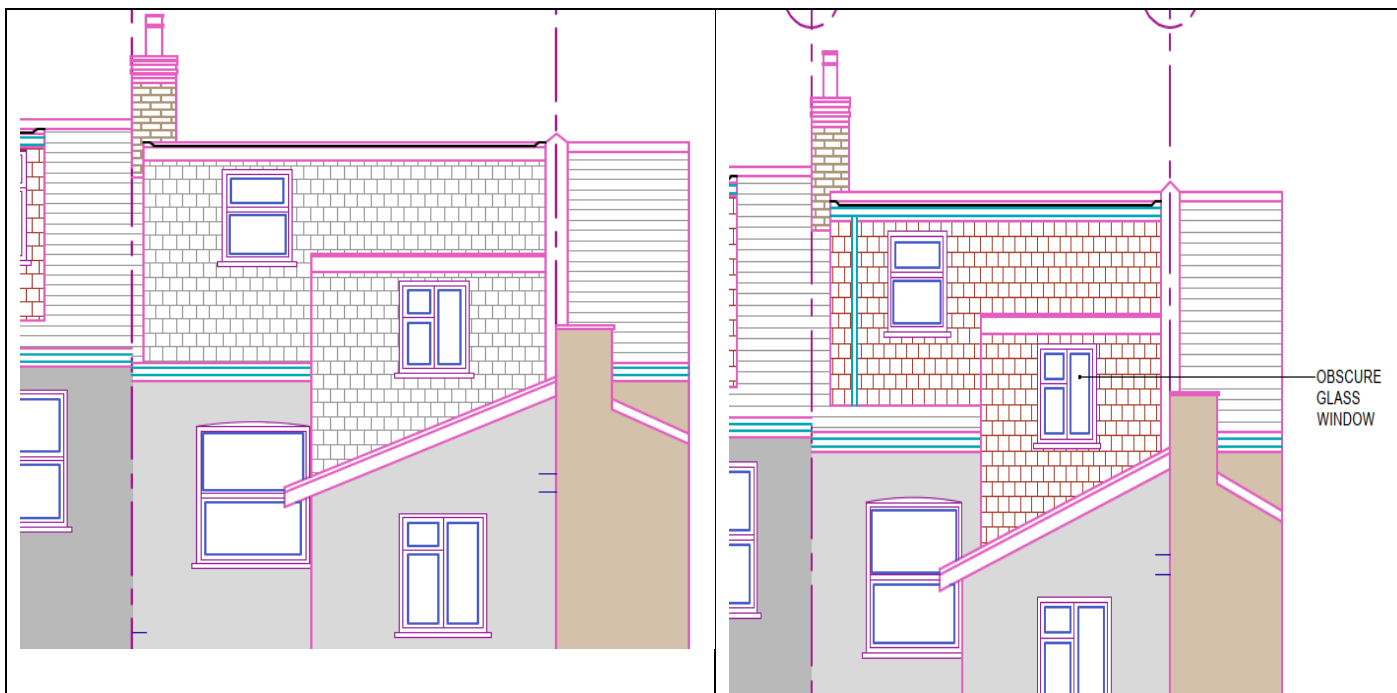


The application proposes alterations to the previously refused rear dormers.

For the purposes of this report, the dormer to the rear roof slope will be referred to as 'Dormer A' and the dormer to the side roof slope will be referred to as 'Dormer B'.

The proposed dormers will be reduced in size as shown below:

Existing Dormer	Proposed Dormer
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Dormer A proposes a height of 2.12m, will have a depth of 2.8m and a width of 4.44m. The dormer is finished with wall hung tiles and a flat roof.

Dormer B will be reduced in height to 2.32m, a width of 2.41m and a depth of 3.5m would remain. The dormer is finished with wall hung tiles and a flat roof.

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 Guide (Design SPG) (2021) sets out the design expectations of rear roof extensions in section 10.9. It states "dormers should not overwhelm the roof slope within which they are to be placed" and also provides some visual examples of acceptable and unacceptable dormers:



Whilst the developments to the roof slope have been further reduced in size, the current proposal is not considered to have overcome the previous reasons for refusal. Dormer A is not set in from the boundary with neighbouring property known as 22 St John's Road or set down from the roof ridge.

As such Dormer A is still considered to overwhelm the original roof slope and is detrimental to the existing dwellinghouse. The presence of Dormer B further exasperates the overall appearance and as such the development is considered to be out of character in terms of scale and design.

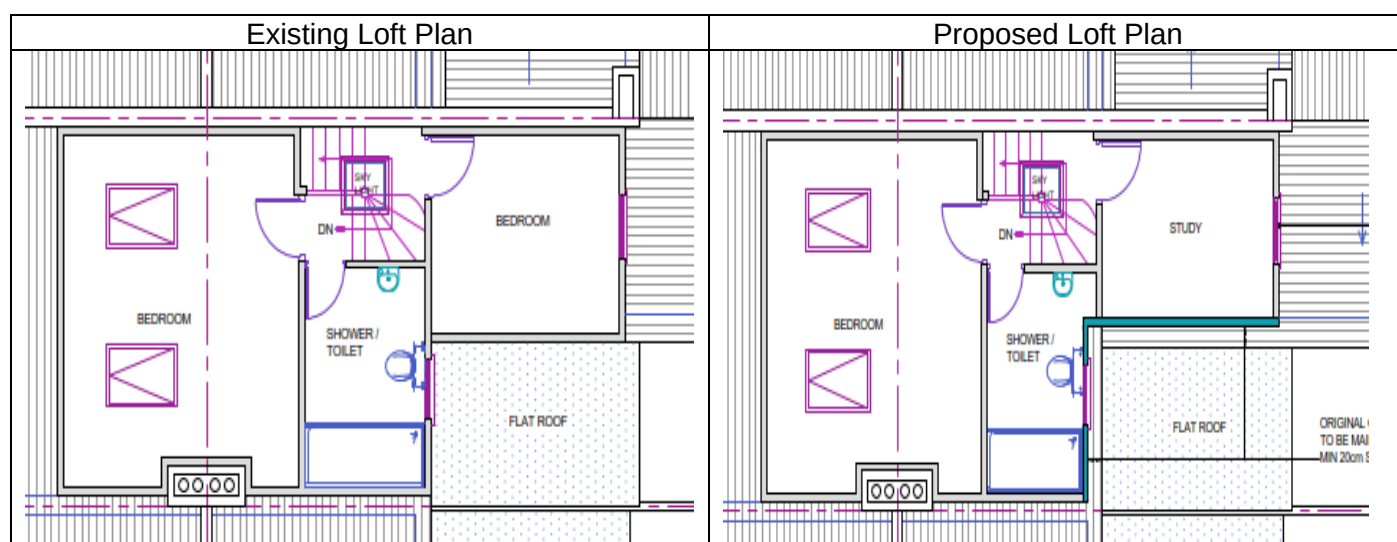
The dormers have been constructed with slate tiles to the elevations whilst the host dwelling has a rendered pebble dash finish. As such the materials used for the existing dormers do not match those of the original dwelling and therefore the development would not be in accordance with permitted development.

Overall, by virtue of the disproportionate size of the side and rear dormers, which overwhelm the original roof slopes and are detrimental to the host dwelling, the application is not considered to have overcome the previous reasons for refusal and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The NPPF (2024) 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.

The dormers create space for an extra bedroom and a study, which could potentially be used as a further bedroom, to the loft space, as shown on the existing and proposed plans below:



As such the potential number of bedrooms at the property is considered to be three or four. Gravesham's Residential Layout Guidelines sets out the minimum post development garden areas and depths as below:

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 garden has an approx. area of 22.81 m² and a depth ranging from 4.31m to 5.39m which remain substantially below the recommended guidelines for a property with three bedrooms or more.

A recent appeal case APP/K2230/D/23/3326998 for the refusal of a rear extension at 1 Harvest Lane, Gravesend, due to substandard amenity space was dismissed as follows:

If the proposed extension was constructed, the resultant garden would be undersized and impractical for a dwelling of its size. I therefore conclude that the proposal would not provide

appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space. The proposal would also be contrary to CS Policy CS19 which indicates that new development will provide appropriate levels of private amenity space. Furthermore, it would be contrary to paragraph 135(f) of the National Planning Policy Framework (the Framework) where it advises that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Please see appendix 1 for full appeal documentation.

Therefore, the proposal is not considered to have overcome the previous reasons for refusal, the development results in an undersized garden area which detrimentally limits the available usable space, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Due to the distance between the neighbouring properties, the development will not have any detrimental impact in terms of loss of light, overlooking, outlook or sense of enclosure.

Parking and Highways

Whilst there is no parking provision at the site, due to the sustainable location of the application site, with close proximity to shops and public transport, it would be unreasonable to refuse the application on these grounds.

Therefore, there are no highways issues related to this application.

Conclusion

By virtue of the disproportionate size of the side and rear dormers, which overwhelm the original roof slopes and are detrimental to the host dwelling, the application is not considered to have overcome the previous reasons for refusal and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

The development results in an undersized garden area which detrimentally limits the available usable space, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	25th February 2025	Dated:	

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