



Delegated Report

Householder Planning Application

Planning Application No: 20240439

Location: 44 Dennis Road Gravesend Kent DA11 7NW

Description: Installation of a dormer window to the side elevation roof slope.

Applicant: David Bardon

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 14/05/2024;
OS Plan; and
Drawing Number 044B/P (Floor Plans and Elevations with Block Plan – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20141090	Construction of a dormer window in the side roof slope.	Permitted	12.01.2015

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)

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Two surrounding properties were consulted and no responses were received. The consultation period ended on 12th June 2024.

Officer's Analysis

Design, Character and Appearance

44 Dennis Road is a two storey semi-detached dwellinghouse located on the Southern side of the highway. The application site is located on a road which slopes downwards in an East to West direction as well as from the South to North.



The property is part soft landscaped with a driveway and integral garage to the frontage and a conservatory extension to the rear.

The proposal seeks the installation of a dormer roof extension in the western roof slope. The dormer will have a hipped roof with an eaves height of 1.23m and a maximum height of 2.36m. The dormer proposes a width of 4.25m and a depth of 2.38m.

The dormer will be constructed with tiles to the roof and Upvc windows to match the existing dwelling. There will be a window to the side elevation and the proposal will create extra space to the existing bedroom.

The proposed dormer will be set back from the front roof slope of the integral garage by 0.53m and set in from the flank roof slope by 0.38m, with a hipped roof design, which reduces the bulk of the design. There are also several examples of dormer windows to the side roof slopes throughout Dennis Road and as such the proposal is not considered to have a detrimental impact on the host dwelling or the existing street scene.

Overall it is considered that the dormer is well designed and in keeping with the character of the host dwelling and the wider street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application does not look to increase the number of bedrooms at the property and the proposed dormer extension does not encroach on the private amenity space. Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The proposed dormer will serve an existing bedroom and is therefore considered to be a habitable window.

The dormer will front a Velux window to the flank elevation of neighbouring property known as 46 Dennis Road. However, as shown in floor plans for previous applications 20060080 and 20150250, the window serves a study/box room and is therefore not considered a habitable room.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	8 th July 2024	Dated:	8 th July 2024