



Delegated Report

Householder Planning Application

Planning Application No: 20230800

Location: 1 Chalky Bank Gravesend Kent DA11 7NZ

Description: Roof alterations to incorporate an increase in ridge height, hip to gable roof, erection of 3 dormers in the rear roof slope, installation of rooflights within the front roof slope and conversion of the roof space to form additional rooms.

Applicant: Mr Asif

Site Visit Date: 10.08.23 along with photos of the rear garden provided by the agent.

Preliminary Matters

Following validation of the application, the agent emailed with a revised proposed floor plan, however the revised plan was not invited by the Local Planning Authority and as such, the application is determined as submitted.

Submitted Documents/Plans

Application Form;
Drawing No. 001 – Block Plan – Existing and Proposed with OS Plan;
Drawing No. 002 – Floor Plans – Existing;
Drawing No. 003 – Elevations – Existing;
Drawing No. 004 – Floor Plans – Proposed; and
Drawing No. 005 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20120669	Erection of a detached two storey, two bedroom dwelling in the side garden.	Refused	21.09.2012
20080167	Retention of the canopy across the front of dwelling.	Permitted	17.04.2008
20080057	Retention of the wall topped with ornamental railings and the gates along Chalky Bank frontage.	Permitted	18.03.2008
20071079	Erection of single storey rear extension to form a lounge and shower room/wc.	Permitted	24.01.2008
20071078	Erection of a detached garage.	Permitted	04.02.2008
20070853	Erection of a front porch in substitution of that previously granted planning permission under reference number GR/2006/970 and construction of a pitched roof over the existing flat roof canopy on the front elevation.	Permitted	14.11.2007

20060970	Erection of two storey side extension to form enlarged lounge at ground floor level with one bedroom and ensuite shower room/wc at first floor level and erection of a front porch.	Permitted	12.01.2007
TH/2/63/343 (19632343)	Erection of fence on two sides of land at side of house	Permitted	28.06.1963
TH/2/59/478E (19596478)	New buildings: 26 "S", 3 prs. "B", 1 pr. "R" 3 "U", 7 "H", 2 "P", 7 "Q".	Permitted	23.11.1961
TH/2/59/478D (19595478)	erection of houses: 3 "U", 7 "H", 7"Q", 2 "P", 18 "R", 1 block 3 "B" 2 prs. "O".	Permitted	28.09.1961
TH/2/59/478C (19593478)	construction of new road with pedestrian _ garage access to each house.	Permitted	01.09.1961
TH/2/59/478B (19592478)	Construction of new road linking Harman Road & Wrotham Road, Gravesend. Erection of private dwellings viz. 12 type "H", 8, type "P", 12 type "Q" and 8, type "U".	Permitted	02.03.1961

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 (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)

- 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 received.

GBC – Highways Officer

I have no highway objections. The property already has four bedrooms and so any more does not require additional car parking. The existing car parking provision is not affected by this development.

However, the two additional bedrooms will require 2 secure cycle parking places to conform to adopted vehicle parking standards.

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The consultation period expired on 31.08.23.

Officer's Analysis

1 Chalky Bank is a detached two storey dwelling fronting the eastern side of the highway. The property has an existing detached garage and hardstanding area which is located to the side of the property.

Site Photo



This application proposes the following:

- Roof alterations including raising the roof by 1.20m and a hip to gable roof conversion
- The erection of 3 flat roof dormers within the rear roof slope
- Installation of rooflights within the front elevation
- Conversion of the roof space to form additional rooms

Proposed Development

The proposal would create space for 2 additional bedrooms at second floor level, along with ensuite shower rooms and a playroom.



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) (2021) states *it is important to*

ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

The proposed external materials would match the existing dwelling, which is desirable in order to ensure an acceptable visual relationship between the existing dwelling and proposed new development.

As evidenced by the planning history of the site, various extensions, additions and alterations have taken place over the years. These have taken place before the adoption of the current development plan; Gravesham's Local Plan Core Strategy (LPCS) (2014) and Gravesham's Design SPD (2021).

Plan used in previous application for the site



Existing Property



Properties within the surrounding locality are fairly uniform in design and largely stay true to the original intended design for the area. However, the existing property, as a result of cumulative development undertaken, already has an overly dominant presence within the street scene. The changes proposed by this application would exacerbate this, adding significant bulk and mass to the already large dwelling.



The proposed changes to the roof can be considered to give the impression of a row of terraced houses, rather than a family dwellinghouse. The development would result in a highly incongruous dwelling that lacks character, would result in overdevelopment of the property and would overwhelm the site. In addition, the proposal is unsympathetic to the original dwelling and would be contrary to the character and appearance of the area.

As such the development would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) sets out the required room space and garden area post development. The room areas annotated on the second floor plans do not match the measurements of the plans themselves. Notwithstanding this, the measurements show the proposed room

sizes would meet the requirements apart from the smaller shower room which falls short of the 3.60sqm requirement at 3.44sqm. Whilst this room is undersized in regard to the RLG (2020), the proposed ensuite only contains a shower basin that takes up significantly less space than a bath, and therefore the space required is reduced. Moreover, an undersized ensuite is not sufficient grounds to refuse the application. The resultant private garden area and depth falls below the requirements set out by the RLG (2020). For a six bedroomed property, it is expected that there should be a minimum garden area of 100.00 sqm and minimum depth of 10.00m. As shown by the block plan, the resultant garden area would be 69.56sqm and garden depth 8.86sqm (max) which is insufficient for a six bedroomed property.

Google Image with Garden area highlighted



As such, the proposal is not considered to safeguard the amenity of future occupiers, contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received during the consultation process, however the development has been assessed in terms of neighbouring amenity.

In situ, the development would be unlikely to cause a sense of enclosure, loss of privacy, loss of light or loss of outlook to neighbouring properties.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no concerns that arise as a result of this proposal in terms of parking and highways as there is sufficient off-street parking available on site. Gravesham's Highways Officer has highlighted that 2 secure cycle parking spaces would be required if the Local Planning Authority were minded to permit the application.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The development would result in a highly incongruous dwelling that lacks character and would result in overdevelopment of the property. In addition, the proposal is unsympathetic to the original dwelling and would be contrary to the character and appearance of the area.

Furthermore, the proposal would result in an inadequate private garden area and would therefore fail to safeguard the amenity of future occupiers.

As such the development would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	12 th September 2023	Dated:	12 th September 2023