



Delegated Report

Householder Planning Application

Planning Application No: 20230114

Location: 57 Sun Lane Gravesend Kent DA12 5HQ

Description: Erection of roof dormer in side elevation, conversion of roof space into habitable rooms and rear side infill extension and alterations to existing ground floor shopfront elevation.

Applicant: Mr Gurdev Benning

Site Visit Date: Previous Visit (12/01/23)

Submitted Documents/Plans

Application Form

(01)01 Rev A – Location/Site Plan

(01)100 Rev B – Block Plan

(01)200 Rev A – General Arrangement Plans – As Existing

(01)300 Rev A – Elevations & Section – As Existing

(01)600 Rev A – General Arrangement Plans – As Proposed

(01)700 Rev A – Elevations & Section – As Proposed

Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20220567	Application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether Prior Approval is required in respect of the proposed change of use of the ground floor unit (Class E Commercial and Business Services) to a single 4 bedroom dwelling incorporating the existing first floor flat.	Prior Approval Required and Approved	21.07.2022
19890761	Change of use of the ground floor from retail to a hot food takeaway, installation of a new shop front and construction of an external duct on the rear elevation.	Refused	25.10.1989

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comment received.

GB Highway Officer: There are no highway implications, the number of bedrooms remains the same. No objections.

Neighbouring properties

7 surrounding properties were consulted and no comments were received from members of the public. The overall consultation period expired on 10 March 2023.

Officer's Analysis

Site Description

This application relates to a mid-terraced 4-bedroom house as approved under 20220567. The site is in an urban, residential area.

Permission to use this property as a dwellinghouse was granted only by virtue of Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. As such the dwellinghouse no longer benefits from permitted development right falling under Class A, Part 1, Schedule 2 of the Order.



Image of Front Elevation of row of terraced buildings.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

Looking at the wider vicinity, dormer extensions are evident in the area. However, these are generally rear facing dormers. But a rear facing dormer is not possible on this dwellinghouse given that it is gable ended to the front and rear making the only potential roof extension from the side pitch. It is noted that there is an existing side dormer to 55 Sun Lane, however this is set behind the existing chimney stack and there is no visibility from the pedestrian perspective.

The proposed dormer would also be set back in a similar position to the neighbouring dormer, but it does not benefit from obscuration by a chimney. However, it is likely that the dormer would have limited, if any visibility from the streetscene in such a position. The scale of the dormer is not excessive, it would be set in from the front and rear, up from the eaves and down from the ridge, appearing subservient in scale. Of some concern is the large blank façade of the dormer which as per paragraph 10.8 of the Householder Extensions/Alterations Design Guide (2021). However, given the existing context, where the dormer would not be highly visible and that the addition of a window would potentially face the neighbouring window, raising other issues such as direct overlook and potential safety implications, from a practical perspective, the addition of windows on this dormer would not be of significant benefit to the overall enhancement of the proposal.

The proposed infill extension would be a minor increase in scale and bulk, but would not extend the depth

of the building nor would it increase the height of the existing single storey rear projection. The minor addition would be clearly subservient. The replacement window to the rear would also therefore be reasonable and prevent misuse of the flat roof area as balcony. **However, it would be necessary and reasonable to secure this by condition.** The altered frontage would also be appropriate to the current residential use of the building and would reflect changes made to neighbouring properties in the area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The existing dwellinghouse contains four bedrooms. This would be unchanged as a result of the extensions and alterations. The enlarged utility room would have an area of 16m² which would be acceptable.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

55 Sun Lane

This neighbour is located to the north and is attached. The below image of the rear elevation shows the relationship with this neighbour. In particular, it shows the two storey wall which would obscure any single storey extension from the perspective of this neighbour and therefore reduce any potential overbearing impacts.



Given the position of the proposed dormer there is likely to be some impact on the neighbour's amenity. However, the impact is likely to be on the obscured windows serving their dormer. Given that the proposed dormer contains no new openings, increased overlook is not a concern. There is some potential implication in terms of overbearing bulk on the neighbour. But given the position of the dormer and its scale it is considered it would likely not result in significant overbearing bulk on the neighbour's dwellinghouse as a whole. No neighbour representations have been received.

59 Sun Lane

This neighbour is located to the south and is attached. The proposed dormer would be located on the northern sloped and the infill single storey extension would also be located to the northern elevation of the building. Given the scale, position and design of the proposals, there would be no overbearing impact on this neighbour. There would also be no significantly increased level of overlook.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highways & Parking

Given that the parking provision nor number of bedrooms would change as a result of this development. There are considered to be no highway implications for assessment.

The development in terms of highways and parking would be in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First

Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed development, subject to condition would comply with all relevant national and local planning policies. The recommendation is therefore to approve this application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3rd April 2023	Dated:	04 April 2023