

Delegated Report

Householder Planning Application

Planning Application No: 20230601

Location: 47 Trosley Avenue Gravesend Kent DA11 7QN

Description: Erection of a rear dormer with a front facing Velux.

Applicant: Mr Gavin Odd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 1011-A700 (Proposed Section AA)
- Drawing No: 1011-A502 (Existing/Proposed Side Elevations)
- Drawing No: 1011-A503 (Existing/Proposed Side Elevations2)
- Drawing No: 1011-A500 (Existing/Proposed Front Elevations)
- Drawing No: 1011-A102 (Existing/Proposed First Floor Plans)
- Drawing No: 1011-A101 (Existing/Proposed Ground Floor Plans)
- Drawing No: 1011-A103 (Existing/Proposed Roof/Loft Plans)
- Drawing No: 1011-A501 REV A (Existing/Proposed Rear Elevations)
- Drawing No: 1011-A100 (Site Location and Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20140050	Erection of three storey side extension to form lobby, lounge and kitchen at lower ground floor level, two bedrooms at ground floor level and bedroom with ensuite at first floor level and single storey rear extension to form enlarged kitchen.	Permitted	17.03.2014
20150524	Application for a non-material amendment to planning permission reference no. 20140050 to allow an increase in the depth of the three storey side extension and a decrease in the depth of the rear single storey extension.	Approval of Non Material Amendment	18.06.2015
20150846	Application for a non-material amendment to planning permission reference no. 20140050 to allow; an increase in the rear projection of the lower ground floor to avoid existing public sewer.	Approval of Non Material Amendment	03.09.2015

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 places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

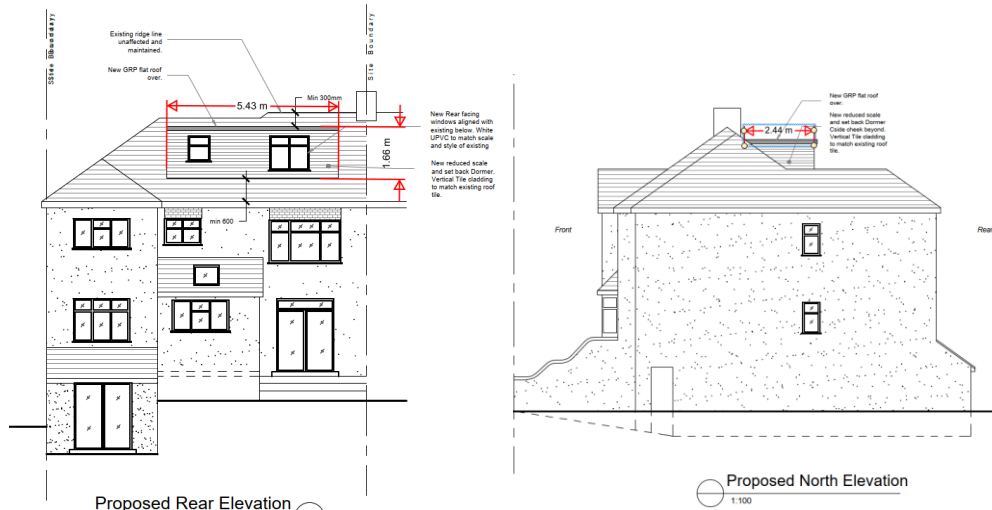
Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 31.08.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a rear dormer and the installation of a velux in the front roof slope.



Character and Appearance

The application house is an end of terrace house which has been extended to the side and rear over three levels. The proposal seeks to create a rear dormer to allow for the creation of habitable rooms in the roof space.



A dormer would not be an out of character addition to this property as there is one present at a neighbouring property however consideration needs to be given to the existing extensive extensions which are already present.

The front roof lights are an acceptable addition, the lights which are in the original roof slope could be installed under permitted development. The flat roof rear dormer would be set below the ridge and would be set back from the eaves which is also appropriately designed.

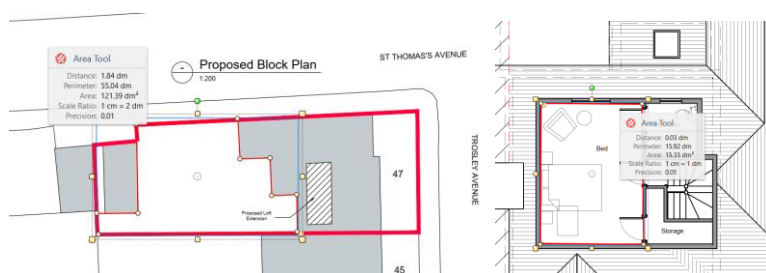
It is acknowledged that the introduction of a dormer will add further development to the site, however a similar dormer could be introduced under permitted development and so a refusal would not be appropriate on this occasion.

The proposed dormer is acceptable and 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 increase the number of bedrooms in the dwelling however there is sufficient garden space to accommodate the needs to SPG2 Residential Layout Guidelines 2020, the proposed bedroom is also

compliant with the council's technical standards.



Neighbouring Amenity

The proposed dormer is set within the roof slope and would not impact light or outlook to neighbouring properties.

Should permission be forthcoming a condition will be imposed to ensure the window serving the ensuite in the dormer will be obscure glazed in the interest of maintaining neighbouring privacy.

The proposal is considered to safeguard the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

There is a garage located to the rear of the property as well as off road parking to the front to serve the needs of the development and so the proposal is deemed to comply with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal has been fully considered and is deemed compliant with Policy CS19 of the Local Plan Core Strategy 2014 and SPD4 Householder Extensions/Alterations Design Guide (2021), subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	26/09/2023	Dated:	27th September 2023