



Delegated Report

Householder Planning Application

Planning Application No: 20230698

Location: 1 Genesta Glade Gravesend Kent DA12 4PR

Description: Erection of a ground floor front extension, and construction of 2no, dormer extensions in the south roof slope with associated external and internal alterations.

Applicant: Mr and Mrs J. Mee

Site Visit Date: 22nd August 2023

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1000 – Location Plan;
Drawing No. 1001 – Existing Site Block Plan;
Drawing No. 1010 – Existing Ground Floor Plan;
Drawing No. 1011 – Existing First Floor Plan;
Drawing No. 1012 – Existing Roof Plan;
Drawing No. 1020 – Existing Section AA;
Drawing No. 1021 – Existing Section BB;
Drawing No. 1030 – Existing North Elevation;
Drawing No. 1031 – Existing South Elevation
Drawing No. 1032 – Existing East Elevation;
Drawing No. 1033 – Existing West Elevation;
Drawing No. 1100 – Context Plan;
Drawing No. 1101 – Proposed Site Block Plan;
Drawing No. 1110 – Proposed Ground Floor Plan;
Drawing No. 1111 – Proposed First Floor Plan;
Drawing No. 1112 – Proposed Roof Plan;
Drawing No. 1120 – Proposed Section AA;
Drawing No. 1121 – Proposed Section BB;
Drawing No. 1130 – Proposed North Elevation;
Drawing No. 1131 – Proposed South Elevation;
Drawing No. 1132 – Proposed East Elevation; and
Drawing No. 1133 – Proposed West Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230699	Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storey under Schedule 2, Part 1, Class AA.	Under Consideration	
20211554	Erection of a single storey front extension and construction of a dormer to south and north elevation.	Refused Appeal	14.02.2022 21.05.2022

		Withdrawn	
20200204	Erection of a front extension and two side dormer extensions.	Refused	20.04.2020
20120190	Erection of a rear extension to form enlarged kitchen and lounge at ground floor level with 2 no. dormer windows in flank elevations to form additional bedroom and shower room/wc in enlarged roof space.	Permission	20.04.2012

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)

- 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

Shorne Parish Council

Application Ref 20230699 is also noted, and to which the Parish Council Objected. This application seems to be a simultaneous alternative proposal, which has two aspects:

1) Full height front extension:

The Parish Council has to OBJECT to this aspect which would negatively impact on the street scene and set an undesirable precedent in the area, as only single height front extensions have previously been permitted. This property is already set the furthest forward on its site (excepting its twin located opposite), and two previous applications for front extension have been refused.

2) Two additional single dormers on south roofslope:

The Parish Council has no objection to this part of the proposal. The dormer roofs are level with the roof ridge, which we dislike, however the existing dormers that were previously permitted have that same design.

GBC – Highways Officer

There are no highway implications, car parking and number of bedrooms remain the same.

Neighbouring properties

Consultation was undertaken by individual neighbour letters sent to 7 surrounding properties with an overall expiry date of 1st August 2023. One letter of support has been received stating that the proposal is similar to others in the area.

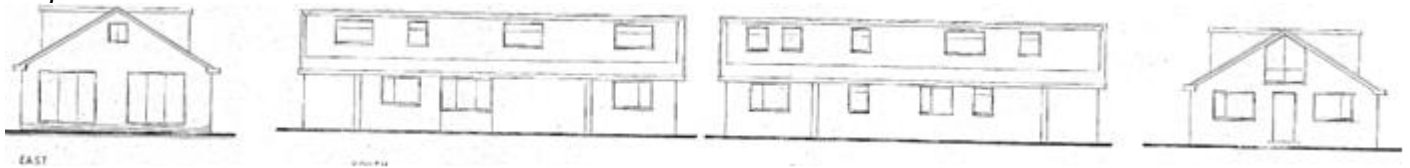
Analysis

Background

The application property has been the subject of two previously refused schemes.

Application with reference 20200204 was for the erection of a front extension and two side dormer extensions.

Proposed Elevations



This application was refused for the following reason;

1. The proposed two storey front extension and two dormer windows, due to their location, size, bulk and design, will result in a dominant and overbearing form of development out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2019.

The second application with reference 20211554 was for the erection of a single storey front extension and construction of a dormer to south and north elevation.

Proposed Elevations



This application was refused for the following reason;

1. The proposed two dormer windows, due to their location, size, bulk and design, would result in a dominant and overbearing form of development which would be out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

An appeal was lodged, but withdrawn on 21.05.2022.

Site Location and Surrounding Area

The site is located within the urban area of Gravesend and is residential in character. Genesta Glade is a

cul-de-sac consisting of similar design properties. There are examples of side dormers similar to that which is proposed, as well as single storey front extensions and porches.

The application property is a single storey pitched roof detached dwelling with detached garage to the side/rear and driveway providing ample off road parking. The property benefits from 3no. bedrooms and one en-suite within the existing loftspace served by a front gable window, single dormer to the rear that projects on both north and south roofslopes and rooflights. The surrounding properties are similar in character which are all set back from the front boundary with generous front gardens.



Proposal

The proposal is for the erection of a ground floor front extension, and construction of 2no. dormer extensions in the south roof slope with associated external and internal alterations. The front extension would project 1.79m from the existing principle front elevation, extend the full width of the property and be 2.63m in height to the eaves and 5.41m to the ridge in line with the existing eaves and ridge of the house. The 2no. side dormers would each be 3.56m wide, 2.04m in height and would project 3.28m from the existing roofslope and would be of a box design to max the existing. The finish materials would be white horizontal boarded cladding and brickwork and pitched roof tiles, with white upvc barge and soffit boarding, to match the existing with the roof being grey GRP flat roof.

The proposal would in replacement entrance canopy and one additional bedroom with dressing room and relocation of the bathroom and the exiting bedroom made smaller within the roofspace. The proposal would also result in a reconfiguration of the groundfloor and the removal of the chimney.

Existing Front Elevation



Proposed Front Elevation



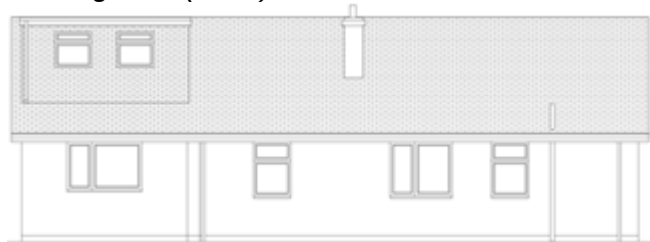
Existing Side (south) Elevation



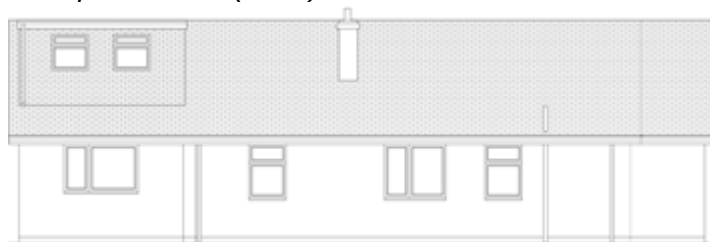
Proposed Side (south) Elevation



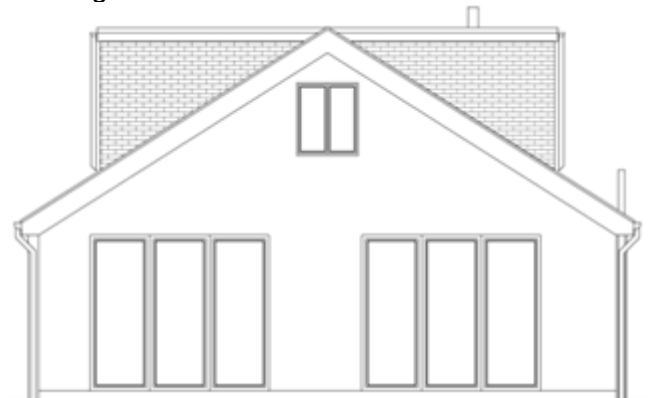
Existing Side (north) Elevation



Proposed Side (north) Elevation



Existing Rear Elevation



Proposed Rear Elevation



Character and appearance

The application property is located within a quiet cul-de-sac and set away from the wider views of Vigilant Way and as such the proposed dormers would only be visible from within Genesta Glade. The property is located further forward than the adjacent dwellings, however there is no set building line with all the properties within Genesta Glade sitting at different positions to each other. No. 2 sits directly opposite and is also further forward than its neighbours and benefits from dormers and a glazed porch extension. There are other examples within the immediate streetscene of porch extensions and similar dormers and some larger. Whilst the front extension will bring the property further forward, it would only have a projection of 1.79m and would still be set back from the front boundary by 5.2m. It has been designed to replicate the existing elevation, with the inclusion of second front ground floor window which brings more symmetry to the window arrangement.

The proposed dormers are modest in size and set back from the front and the eaves and would not dominate the roofslope.

Overall it is considered that the front extension and side dormers are respectful additions to the dwelling that would not detract or result in a detrimental impact on the host property, the streetscene or the wider character of the area.

Taking account of all the above, it is considered that the proposal would accord with Policies CS02 and CS19 and Section 12 of the NPPF (2021).

Impact on future occupiers

The revised NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The proposed development would not have a detrimental impact on the living space of the main dwelling and as such accords with Policy CS19 (LPCS).

Impact on neighbouring properties

The impact on neighbouring properties is considered with regard to criteria specified within Policy CS19, which states 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.

Given the separation distance from the property to the common boundary and the scale of the proposal, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. The dormer would be located on the south facing roofslope and as such any overshadowing would fall predominantly over the host property, with the front extension falling over the front garden area of No. 4 Vigilant Way.

In terms of overlooking, the dormer would face directly onto the side elevation, driveway and front garden of No. 3 which does not have a dormer or any roof windows and as such any windows within the dormer would face onto a blank roofslope, and as such no window to window overlooking or loss of privacy would occur. Due to the application property being set further forward than No. 3, some views over the driveway and front garden would be afforded, however taking into account the gap of 2.21m to the common boundary, it is not considered that there would be a detrimental overlooking. Furthermore, no objections from the occupiers of No. 3 have been received.



As such, subject to conditions, the development is in accordance with Policy CS19 (LPCS) in respect of the living conditions for neighbouring properties.

Parking and Highways

The application site benefits from a large garage and cycle store and substantial size drive-way and the proposal would not result in an increase in the number of bedrooms, the amount of parking provided would accord with the KCC Parking Standards.

In respect of parking and highway safety, the proposal is considered to accord with Policy CS11 (LPCS) and Saved Policy P3 (LPFR).

Conclusion & Recommendation

For the reasons given above, the proposed dormers would not result in a detrimental impact on the dwelling or character of the area and is considered to be acceptable. Approval is recommended as no conflict with local or national planning policy.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
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Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	23 rd August 2023	Dated:	23rd August 2023