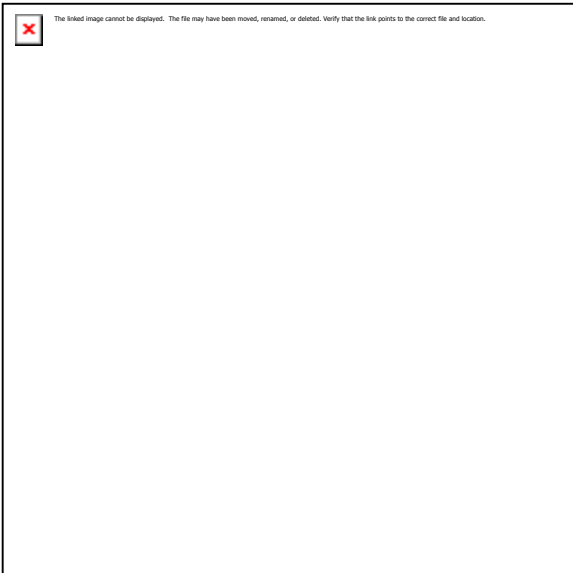




Delegated Report

Householder Planning Application

Planning Application No: 20220182

Location: 50 Northumberland Road Istead Rise Gravesend Kent

Description: Hip-to-gable loft conversion with rear flat-roofed dormer, and front facing pitched-roof dormer. Alterations to access to make existing front element into a porch, and ancillary changes to ground floor.

Applicant: Mr & Mrs Garry & Suzanne Durant

Site Visit Date: 4 March 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 1023[EX]01 – Existing Plans Ground Floor & Roof Plan;
- Drawing no. 1023[EX]02 – Existing Elevations;
- Drawing no. 1023[GA]01 – Proposed Plans Ground Floor Plan;
- Drawing no. 1023[GA]02 Rev. A – Proposed Plans First Floor Plan;
- Drawing no. 1023[GA]03 Rev. A – Proposed Elevations;
- Drawing no. 1023[GA]04 Rev. A – Existing & Proposed Section;
- Drawing no. 1023[GA]1250 – Location Plan & Aerial Plan & Block Plan; and
- Design & Access Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within an area of multi-period archaeological potential. It is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact.

Neighbouring properties

3 surrounding properties were consulted plus a site notice with an overall consultation expiry date of 25 March – no responses received.

Officer's Analysis

The application site consists of a single storey semi-detached bungalow with a hipped roof. The site is located in Istead Rise a rural settlement inset from the Green Belt, in the Istead Arable Farmlands Landscape Character Area and Area of Archaeological Potential.

The proposal comprises four elements – hip to gable extension, rear dormer, front dormer and porch.

Design, Character and Appearance

Hip to gable

The Householder Extensions/Alterations Design Guide SPD states that if proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street and that hip to gable extensions that impact the symmetry of houses and the character of the dwelling will be refused.

In this case the property is one half of a pair of semi detached dwellings, the other semi has not had a hip to gable roof extension but does have a side dormer and rear dormer (no record of planning permission). The symmetry of the pair of semi's has therefore been altered. There are several other examples of where original pairs of hipped roof semi-detached bungalows have been altered with a hip to gable roof extension in Northumberland Road as follows:

- No. 8 which has had a hip to gable, front and rear dormers (permitted under ref. 20000112)
- No. 13 which has had hip to gable, front and rear dormers (permitted under 20130163)
- No. 36 which has had a hip to gable, rear and front dormers (permitted under ref. 20010556)
- No. 39 which has had a hip to gable, rear and front dormers (permitted under ref. 20100161)
- No. 39 which has had hip to gable, front and rear dormers (permitted under ref. 20101161)

There are two examples of where hipped roof semi-detached bungalows have been altered from hip to half hip as follows:

- No. 9 which has had hip to half hip, rear and front dormers (permitted under ref. 19960576)
- No. 38 which has had hip to half hip, front and rear dormers (permitted under ref. 20070803)

Although none of these have been permitted in the current development plan period, there is considered to be enough hip to gable extensions in the street that they cannot be said to be out of keeping per se and so the proposed one at no. 50 would not therefore be out of character with the streetscene. As stated the symmetry of the pair of dwellings has been altered with the side dormer in the adjoining semi and given the presence of a number of other semi-detached bungalows which have altered their original hipped roofs to a full gable it is considered that the hip to gable alteration on this occasion would not be harmful to the character of the dwelling, the pair of semi's or the streetscene. It should also be noted that a hip to gable roof alteration could be carried out under permitted development.

Rear dormer

The Householder Extensions/Alterations Design Guide SPD states that whilst in many instances roof extensions can be undertaken without permission under permitted development, these can have a harmful effect on roofscapes. It is stated that a high standard of design is required – they should be set away from the gables, hips, eaves, and ridge of a property. The rear dormer is large and as originally submitted occupied the majority of the roof slope. The agent was asked to reduce the dormer in size so that it was brought in more from both sides of the roof and also up from the eaves in order to try to reduce the dominance of the dormer and allow more of the original roof slope to be visible. The fenestration proposed in the dormer was also fairly incongruous and harmful in design terms. The two sets of large double doors did not sit very easily in design terms in relation to this dwelling and served to increase the prominence of the large dormer. The agent was asked to look at this again and propose smaller windows which were more modestly sized and in keeping. Revised plans have been received showing the dormer brought slightly further in from the sides and up from the eaves. It is still a large dormer but the set in helps reduce its dominance somewhat allowing more of the original roof slope to be seen. There are also a number of other large dormers in the rear roof slopes of properties in Northumberland Road and it is also prudent to note that the dormer as originally proposed could have been constructed under permitted development.

Front dormer

The Householder Extensions/Alterations Design Guide SPD states that it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene. In this case there are a number of front dormers in the street – nos. 8, 9, 13, 17, 36, 38, 39, 46 & 48 Northumberland Road. Front dormers are therefore considered an

established part of the streetscene and there are no objections in principle to a front dormer. As per the advice on dormers as set out in the SPD the agent was advised that the dormers as originally proposed sat very high in the roof slope with the ridge of the pitched roof almost in line with the ridge of the host dwelling. The agent was asked to look at this again and set the dormer lower down from the ridgeline to ensure subservience and good design. The revised plans received show the dormer set slightly further down from the ridge, although more would be preferable it is considered on balance it is acceptable. The pitched roof is a sympathetic design.

Alterations to existing front element into a porch

The existing front element would not change in size but the existing window and tile hung gable would be altered to a front door with two glazed panels either side and a glazed gable. The alterations are considered acceptable in terms of the dwelling and streetscene.

Landscape Character

The proposal would result in the property having additions and extensions but due to the property being located in a built up rural settlement inset from the Green Belt it is considered the proposal would cause no additional impact on the surrounding landscape character. In this respect the proposal is considered compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The property would increase from a two to a four bedroom dwelling. The property has and would retain a garden area of 632.3 sq. m and some 35m. This exceeds the minimum standards for garden and garden depth for dwellings with four bedrooms or more of 100 sq. m area and 10m depth. The new bedrooms being made at first floor level would be 15.2 sq. m, 9.9 sq. m and 7.6 sq. m. The 15.2 sq. m bedroom is shown as a double and the 9.9 sq. m and 7.6 sq. m bedrooms are shown as singles. They therefore all meet the minimum standards for double and single bedrooms as set out in the Technical Housing Standards. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The property to the south is no. 48 Northumberland Road. The application property is at an angle to the shared boundary and the distance from the flank of the property to the shared boundary ranges from 2.8m to 5m. No. 48 has an attached garage and a shed type structure behind, there are some windows in the flank of the property. Due to the distance from the flank of no. 50 to the flank of no. 48 of some 8-11m it is considered that the hip to gable alteration would not cause any impact in terms of overshadowing or loss of outlook on the amenity of no. 48. The dormer given that it would be set away even further would also not impact with regards overshadowing. There are two large windows proposed but these would not overlook the private rear garden area of no. 48 or any of their side/rear windows. Oblique views would be afforded down their garden but this could be the situation with any dormer that could be built under permitted development with windows in it. The officer has attempted to get the windows made smaller and although not to the size wished for, some improvement have been made. No. 48 itself has a dormer window which will give views into the rear garden of the application site. The front dormer would be positioned in the front roof slope on the side furthest away from no. 48 so no impact. There are two obscure glazed windows proposed in the south flank elevation facing no. 48 to serve a stairwell and bathroom. They are therefore non-habitable rooms and obscure glazed but in order to prevent any perception of overlooking to the occupiers of no. 48 it is considered that should permission be forthcoming then a condition would need to be attached to ensure they are obscure glazed and non-opening apart from top hung. The alterations to the existing front elevation would cause no impact.

The property to the north is no. 52 Northumberland Avenue. The hip to gable alteration would cause no impact on the amenity of no. 52 given it is on the opposite side to this development. The proposed rear dormer would afford views down into the rear garden area of no. 52 but this would be the case with any

dormer that could be built under permitted development and no. 52 itself has a rear dormer. The front dormer would no impact on the amenity of no. 52 nor would the alterations to the existing front element.

In respect of the amenity of neighbours it is therefore considered the proposal is compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The property would increase from a two to a four bedroom dwelling, there is an existing garage and drive with space for two vehicles. SPG4 requires a maximum of 3 spaces per dwelling therefore it is considered there is sufficient off-street parking for the property and in this respect the proposal would comply with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Archaeology – The site is in an Area of Archaeological Potential – there would be no ground works with the application, KCC Heritage have confirmed there are no objections. The proposal is considered compliant with saved Policy TC7 (LPFR).

Conclusion & Recommendation

The proposal in its amended form is considered to be compliant with local and national planning policy.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	9 May 2022	Dated:	09 May 2022