

Delegated Report

Householder Planning Application

Planning Application No: 20220736

Location: 42A Hollybush Road Gravesend Kent DA12 5QQ

Description: Construction of loft extension with rear dormer to maximise the loft space and raising of the ridge height.

Applicant: Mr Mohamed Elkhoul

Site Visit Date: 18.07.2022

Preliminary matters

The agent was contacted on 12.07.22 as plan Drawing No. 22-0650 had an incorrect annotation, this was rectified, and a revised plan was received on 14.07.22.

Submitted Documents/Plans

Application Form;

Drawing No. 22-0650 – 01 – Block Plan – Existing and Proposed with OS Plan;

Drawing No. 22-0650 – 02 – Ground Floor Plan – Existing;

Drawing No. 22-0650 – 03 – Ground Floor Plan – Proposed;

Drawing No. 22-0650 – 04 – First Floor Plan – Existing;

Drawing No. 22-0650 – 05 – First Floor Plan – Proposed;

Drawing No. 22-0650 – 06 – Loft Plan – Existing;

Drawing No. 22-0650 – 07 – Loft Plan – Proposed;

Drawing No. 22-0650 – 08 – Roof Plan – Existing;

Drawing No. 22-0650 – 09 – Roof Plan – Proposed;

Drawing No. 22-0650 – 10 – REVISED Front and Rear Elevation – Existing;

Drawing No. 22-0650 – 11 – Front and Rear Elevation – Proposed;

Drawing No. 22-0650 – 12 – Right Side Elevation – Existing;

Drawing No. 22-0650 – 13 – Right Side Elevation – Proposed;

Drawing No. 22-0650 – 14 – Left Side Elevation – Existing;

Drawing No. 22-0650 – 15 – Left Side Elevation – Proposed;

Drawing No. 22-0650 – 16 – Section A-A – Existing;

Drawing No. 22-0650 – 17 – Section A-A – Proposed;

Drawing No. 22-0650 – 18 – Section B-B – Existing; and

Drawing No. 22-0650 – 19 – Section B-B – Proposed.

Superseded Plans

~~Drawing No. 22-0650 – 10 – REVISED Front and Rear Elevation – Existing~~

Plan Note

The plans measure electronically at A2 size and the application will be assessed as such.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220516	Conversion of the existing garage into habitable rooms.	Permitted	24.06.2022
19850817	Erection of single storey front extension to form garage and conversion of existing integral garage into dining room	Permitted	19.12.1985

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

Consultees

Ward Councillors

No comments.

GBC – Highways Officer

I must admit I am somewhat confused by this application, which so quickly follows another

application for works at the property, that clearly stated on the application form a parking space would be lost. Application 20220516 clearly states on the form that the garage will be converted, yet on the drawings it is shown as a store.

Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes
☐ No

If Yes, please describe:

Garage parking being converted so will be losing one parking space.

Here the suggestion is there will be no loss of parking as the garage is not altered in any way, but the drawings still show the garage as a store.

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes
☒ No

In the interests of consistency across two applications so closely spaced, I would suggest the garage needs to be protected as a garage and be used for the parking of a car. It would also then conform with the condition attached to planning application 19850817

Notification of Grant of permission to Develop Land

To: J.D. Headbrook,
c/o George Clay Partnership,
198 Parnock Street,
Gravesend,
Kent.

TAKE NOTICE that The GRAVESEND BOROUGH COUNCIL, the district planning authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for development of land situate at 42A Hollybush Road, Gravesend and being erection of single storey front extension to form garage and conversion of existing integral garage into dining room referred to in your application for permission for development dated the 6th day of November 1985.

SUBJECT TO THE CONDITIONS SPECIFIED hereunder:—

(i) The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

(ii) Before the development hereby permitted is commenced, the additional parking space indicated on the submitted plans shall be formed and surfaced and made available for use for that purpose.

(iii) The replacement garage and parking space shown on the submitted plans as being reserved for the garaging and parking of vehicles shall be kept available for such use at all times and no development, whether permitted by the Town and Country Planning General Development Order 1977 (as amended) shall be carried out in such a position as to preclude vehicular access thereto.

and that the grounds for the imposition of such conditions are:—

(i) In pursuance of Section 41 of the Town and Country Planning Act 1971.

(ii) & (iii) The development, without adequate provision for off-street parking is likely to lead to vehicles parked on the public highway to the detriment of visual amenity and highway safety.

Dated this 19th day of December, 1985

Address Civic Centre,
Gravesend,

(Signed) Borough Planning Officer.

Your attention is drawn to the notes overleaf.

In terms of the actual car parking requirement, there is no difference between a four and a six bedroom house. However, SPG4 does require secure cycle parking for two cycles, as the adopted standard is one cycle space per bedroom.

Neighbouring properties

Eight surrounding properties were consulted and no representations were received. The consultation period expired 02.08.22.

Officer's Analysis

42A Hollybush Road is a two storey 4 bedroom detached property located north of the highway. It has a hard paved frontage and detached garage within the front garden. The garage has recently been given permission to be converted to habitable rooms under planning application number 20220516.



This application proposes the construction of a loft extension with rear dormer and raising the roof with roof alterations.

Design, Character and Appearance

The proposed development would create space for an additional 2 bedrooms, a shower room and a tv room. It would include raising the roof, insertion of 6 rooflights within the various roof slopes and the erection of a rear dormer. As confirmed by the application form, the external materials for the roof (tiled pitched roof), walls and windows (UPVC glazing) would match the existing. It is unclear if the face and cheeks of the dormer would be tile hung to match the roof slope, or whether the windows in the flank roof slopes are to be fixed shut and obscure glazed. However, if the Local Planning Authority were minded to permit the application, external materials could be conditioned to ensure a satisfactory visual relationship between the new development and the existing dwelling and privacy is safeguarded.

Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021) seeks to ensure any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings.

The below is taken from the Design SPG (2021) in relation to Rear Roof extensions/alterations:

- A high standard of design shall be required.
- The height of any extensions/alterations should be lower than the existing ridge-line, and original ridgeline treatment should be retained
- Window position and design should reflect the position, design and character of windows to the lower levels of the host original building.
- Massing: Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis.

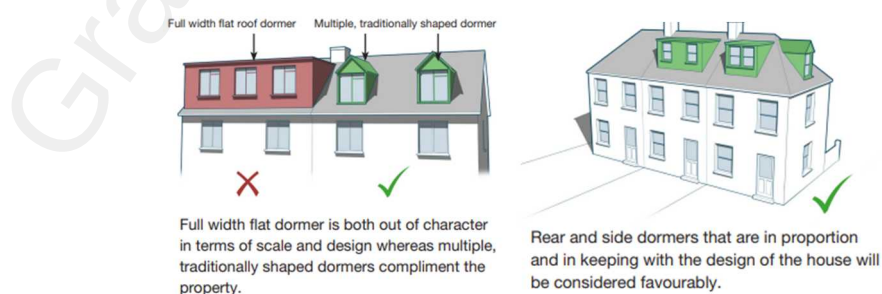
The plans submitted for this application do not adhere to the above guidance. According to the proposed

elevations, the highest part of the roof is to be raised 0.58m, the volume of the roof is to be excessively increased and a dormer will be constructed in the rear roof slope. As evidenced by the plans, the development would be an incongruous and disproportionate addition to the dwelling house which would create a sense of unbalance to the large family home.



As shown above, the proposed roof shape is not in keeping with the host dwelling and additionally is not sympathetic to the roof slopes of the surrounding area. The extensions and alterations give the appearance of an additional storey by virtue of its bulk and massing.

Although it is noted the flat roofed rear dormer is not full width, the dormer would go above the height of the existing roof. The dormer window is large and does not align well with the windows in the levels below. As indicated by the Design SPG (2021), the design of dormers should be carefully considered:



As such the proposal fails to accord with key design principles of Gravesham's Design SPG, Policy CS19 (LPCS) and Section 12 NPPF (2021).

Amenity of Future Occupiers

As aforementioned in this report, it is unclear whether the windows in the flank roof slope serving the shower room are to be fixed shut and obscure glazed. If the Local Planning Authority were minded to permit the application, windows could be conditioned to be obscure glazed and fixed shut as necessary, to ensure privacy is safeguarded. The garden area and depth is in accordance with the Council's SPG 2 - Residential layout guidelines (RLG) (2020) for a property with 4 or more bedrooms. The approximate garden area is 115.46sqm and the depth from the rear wall of the house is approximately 16.40m. In addition, the proposed new bedrooms along with the shower room comply with the Nationally Described Space Standard (2015) and also the RLG (2020.) The room annotated as 'TV room' at 6.12sqm, which the Local Planning Authority has identified as a living room, is far below the RLG (2020) floor area requirement of 13.20m. However, this is a secondary room, with another living room available on the ground floor and therefore is considered acceptable.

As such, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

Due to the orientation of the development, the proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure. If the Local Planning Authority were minded to permit the application, privacy could be ensured by conditioning windows to be fixed shut and obscure glazed as necessary. Therefore, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

The property benefits from a driveway with space for one vehicle. The garage is used for storage according to the plans and, as aforementioned in this report, planning permission was granted under application 20220516 to convert the garage into habitable rooms. As stated in the delegated report for 20220516, the proposal was acceptable because it did not involve an increase in bedrooms, the garage did not comply with the preferred garage size set out by SPG 4 - KCC Parking Standards (2006) which meant it was unlikely to be used for parking a modern car and therefore, there was no change to the existing parking arrangements. However, this current application (20220736), does propose an additional two bedrooms. As such, the Highways Officer has commented on this application and advised that the garage should be protected as a garage in order to ensure off-street parking is provided.

As the plans indicate the garage is being used as storage, space for one car remains on the hardstanding. Therefore, it must be considered whether one parking space would be sufficient provision for a proposed 6 bedroomed property. SPG 4 (2006) provides maximum guidance for parking provision and for a property with 4 or more bedrooms, it is expected that three off-street parking spaces are provided. The Local Planning Authority consider the lack of off-street parking provision inadequate, resulting in a 6 bedroom property with one functioning parking space. As such, the proposal fails to provide suitable levels of off-street parking and is contrary to SPG 4 (2006) and Policy CS11 (Transport) (LPCS).

In addition, if the Local Planning Authority were minded to permit the application, cycle storage provision as raised by the Highways Officer could be explored within the application process, or conditioned.

Any Other Material Planning Considerations

Groundwater Source Protection Zone

The site lies within a Groundwater Source Protection Zone - Zone 2. The proposed development would not have an effect on this constraint.

Archaeology

The site lies within an area of archaeological potential. However, the proposal would not have any archaeological impact.

Conclusion

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

The proposed roof alterations including the raising of the roof, installation of rooflights and erection of rear dormer overwhelms the roof slope, and would create an incongruous and disproportionate addition to the dwellinghouse which would create a sense of unbalance to the large family home. Furthermore, the proposed roof shape and increase in ridge height is not sympathetic to other dwellings in the street and does not conserve or enhance the character of the local area. As such, the development is contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 (NPPF). Moreover, the development increases the number of bedrooms while only providing one viable parking space, which is considerably below recommendations within SPG 4 (2006) and represents overdevelopment of the site contrary to Policies CS11 and CS19 (LPCS).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24th August 2022	Dated:	25th August 2022