



Delegated Report

Householder Planning Application

Planning Application No: 20230009

Location: 2F The Avenue Gravesend Kent DA11 0NA

Description: Erection of a dormer extension in the rear roof slope, raising the roof and conversion of the roof space to habitable rooms

Applicant: Mr Harinder Singh

Site Visit Date: 28.02.23

Submitted Documents/Plans

Application Form;
Supplementary Information – Heritage Statement;
Drawing No. 01 – OS plan and Ground Floor Plan – Existing;
Drawing No. 02 – First Floor Plan – Existing;
Drawing No. 03 – Elevations – Existing;
Drawing No. 04 – Elevations – Proposed;
Drawing No. 05 – First Floor Plan – Proposed;
Drawing No. 06 – Loft plan – Proposed;
Drawing No. 07 – Roof Plans – Existing and Proposed; and
Drawing No. 08 – Block Plan – Existing and Proposed.

Plan Note

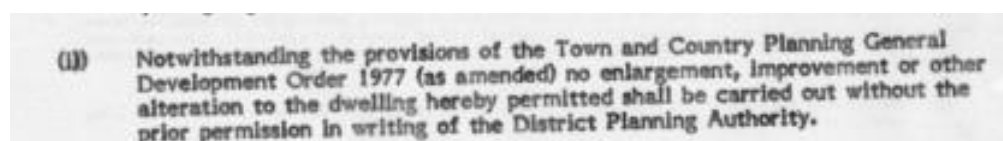
The proposed elevations show the existing chimney to be both retained and removed. As the Local Authority are not minded to permit this application, clarification on this issue has not been sought.

Relevant Planning History

Reference	Description	Decision	Decision Date
19860846	Erection of two storey dwelling with integral garage fronting The Avenue and alterations to access	Permitted	02.12.1986

Planning History Note

The 19860846 permission included the following condition on the decision notice:



Grounds:

(ii) In view of the restricted size of the site.

This condition restricts permitted development rights for the property and as such planning permission is required to enlarge, improve or alter the dwelling. Furthermore, the property is covered by the Pelham Road and The Avenue Conservation Area Article 4 Direction Ar/08/2. Article 4 Directions were introduced in an attempt to address unsympathetic alterations to dwellings that harm or erode the character of the area.

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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 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);
- Householder Extensions/Alterations Design Guide (2021);
- 19th Century Suburban Conservation Area Management Plan; and
- Pelham Road and The Avenue Conservation Area Appraisal (2009).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments.

GBC – Conservation Officer

No comments received.

GBC – Highways Officer

I have no objections, the proposal does not require any additional car parking provision. However, with the additional bedroom and an office that has the potential to be used as a bedroom, two covered secure cycle parking spaces should be provided.

Neighbouring properties

A site notice was displayed on 26.01.23, the application was advertised in the paper on 26.01.23, thirteen surrounding properties were consulted, and one representation was received. The overall consultation period expired on 17.02.23.

The representation raised both material and non-material planning considerations.

Material Considerations:

- Enclosure – the development will make the space feel smaller

Non-material considerations:

- It will block the view from my home

Loss of view is not a material planning consideration and as such will not form part of the application assessment. Enclosure will be assessed in the neighbouring amenity section of this report.

Officer's Analysis

2F The Avenue is a detached two storey property located within the Pelham Road and The Avenue Conservation Area.



This application proposes roof alterations including raising the roof, erection of a dormer in the rear roofslope, rooflights in the front elevation and conversion of the roofspace to form habitable rooms.

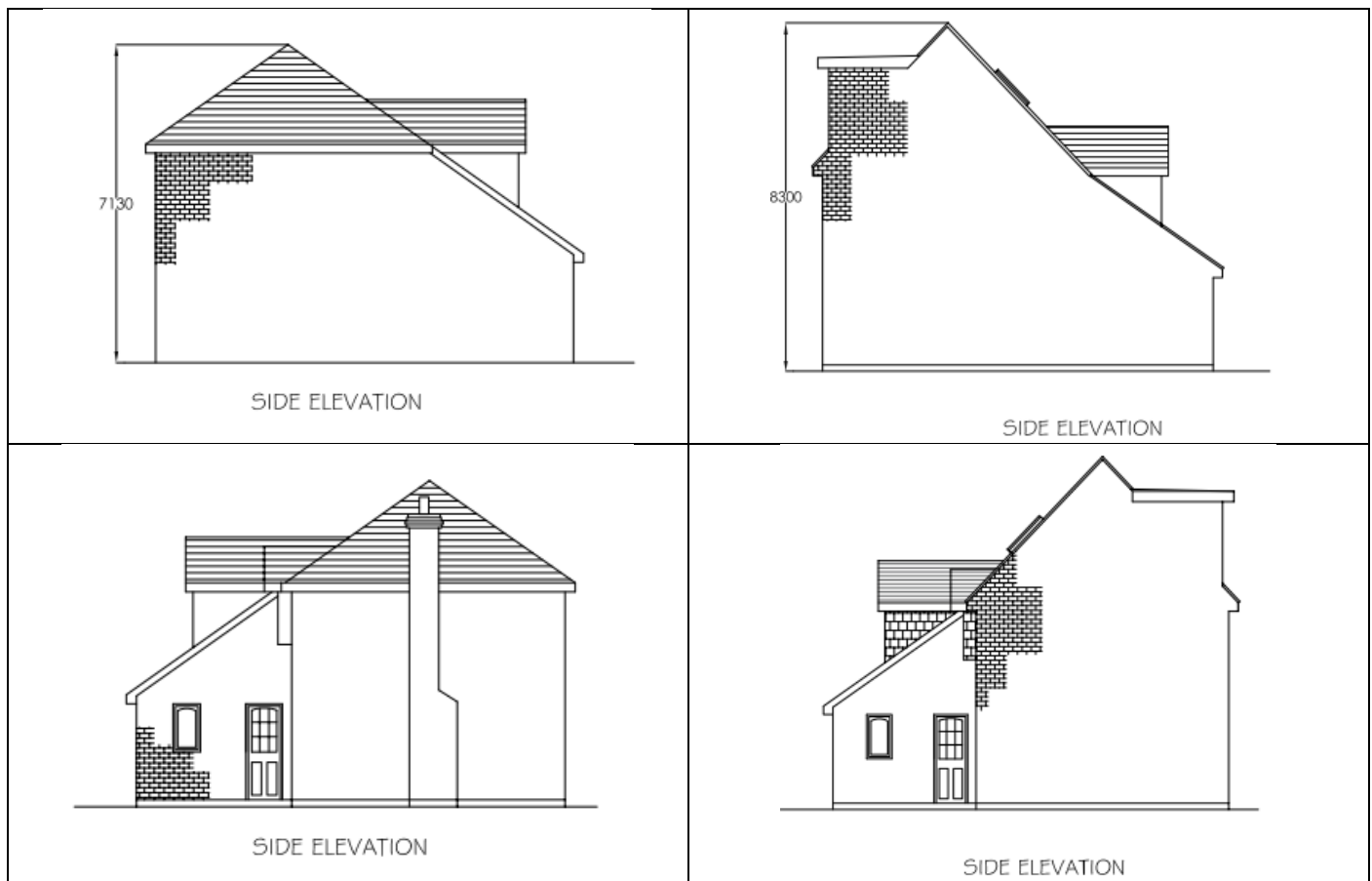
Proposed Development

The development would create space for an additional bedroom, ensuite, walk in wardrobe and an office at second floor level. The dormer would have the following dimensions:

- Height 2.25, (approximately)
- Depth 2.13m
- Width 9.34m

Furthermore, the maximum dwelling height (to main roof ridge) would increase from 7.14m to 8.38m.





Impact on the Conservation Area

The site is located within the Pelham Road and The Avenue Conservation Area and as such the principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Pelham Road and The Avenue Road Conservation Area. As such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant as well as Section 16 of the National Planning Policy Framework (2021). These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposal includes alterations to the roof which would negatively impact all elevations of the dwelling, along with the proposed dormer in the rear roof slope. The development is considered poor design that is bulky, unsympathetic to the existing dwelling and has not been devised to respond to the conservation area setting. The alterations would have a dominant and incongruous appearance within the street scene and conservation area. Furthermore, the detrimental development (including the large dormer) would be highly visible from The Avenue and have a negative impact on the visual amenity of the area.

Google image from The Avenue



As such, the development is not considered to preserve or enhance the Conservation Area.

Overall, the development is not in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2021).

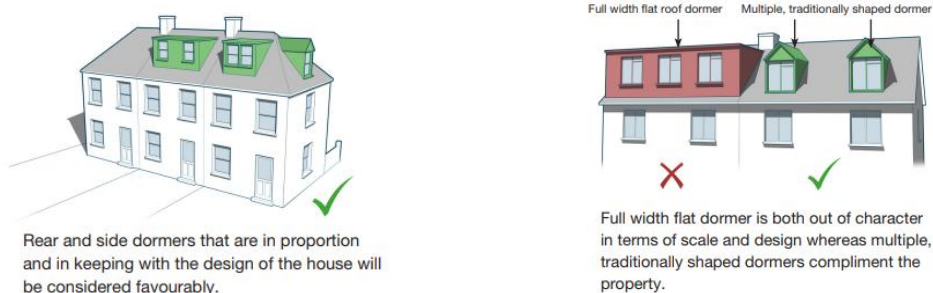
Design, Character and Appearance

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 extract is taken from the Design SPG (2021) in relation to Roof extensions/alterations; page 20, section 10.8:

- 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.
- Dormers should not overwhelm the roof slope within which they are to be placed.

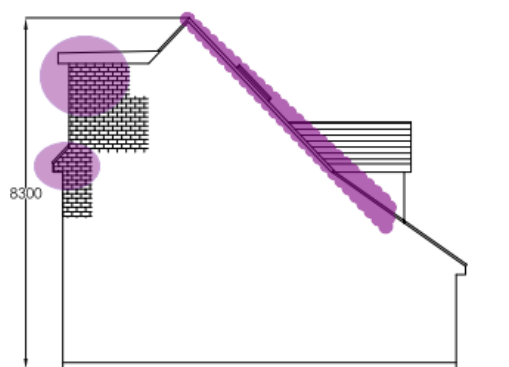
The guidance also includes the visual images below:



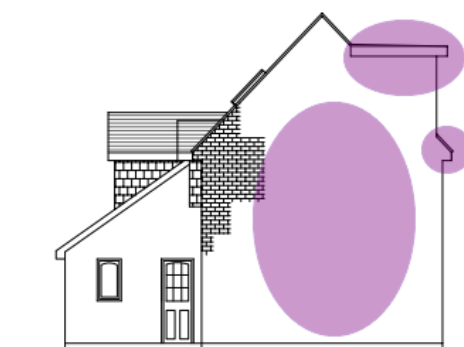
The design for this proposal as shown by the plans, does not adhere to the design guidance. According to

the proposed elevations, the highest part of the roof is to be raised by 1.24m, the volume of the roof is to be excessively increased and a large, dominant dormer will be constructed in the new rear roof slope. As evidenced by the plans, the development would be an incongruous, dominant and disproportionate addition to the dwelling house which would create a sense of unbalance to the property, giving the appearance of a 3 storey building. Furthermore, the proposal is not sympathetic to the existing dwelling and does not serve to conserve or enhance the character of the local area. Furthermore, the side elevations indicate that the proposal would involve removal of the chimney, resulting in a featureless side elevation in a highly prominent and visible location.

Side Elevations show incongruous form of the proposal which lacks proportion, character and detailing



SIDE ELEVATION



SIDE ELEVATION

Front and Rear Elevations that show misaligned windows and dominant dormer, in addition to the above



FRONT ELEVATION



REAR ELEVATION

The documents and plans indicate the proposed external materials would include; brick walls, clay roof tiles and clay wall tiles in keeping with the existing external fabric of the building. As such, these materials would be acceptable and if permission was forthcoming, the decision notice could be conditioned to ensure the materials would be appropriate and would match the existing dwelling. However, the proposed UPVC windows are not in keeping within the character of the Conservation area and existing dwelling. Furthermore, the layout of the external materials, along with the alignment and size of windows are equally important and should respond to the character of the dwelling and its Conservation Area setting and the proposal does not achieve this.

As such the proposal fails to accord with key design principles of Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

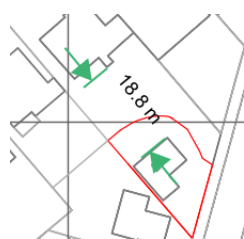
Amenity of Future Occupiers

The proposed room sizes on the second floor comply with Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020). In addition, the RLG (2020) sets out the minimum garden area and depth requirements post development. For this property, the garden area should be 100.00sqm and depth should be 10.00m. The proposed block plans show the garden depth would be approximately 7.40m and area would be approximately 99.92sqm. Although the property would be under the depth requirement, on balance it is considered there would be sufficient private garden area post development. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

A neighbour representation received as part the consultation for this application raised concerns with enclosure, which will be assessed below.

The new development would not meet the RLG (2020) window to window privacy distance requirements of 21 metres, as indicated by the site location plan below:



As stated in the introduction to the RLG (2020), All planning applications for new dwellings, **extensions to existing dwellings**, flats, maisonettes and bedsitters (whether they are new buildings or are to be achieved by conversion), must comply with the Borough Council's adopted Residential Layout Guidelines.

Furthermore, it is possible that the proposal could impact light to neighbouring property 2E, The Avenue, due to the nature of the development in terms of the raising of the ridge height and roof alterations. This also has the potential to impact neighbouring outlook and cause a sense of enclosure. More detailed information such as accurately detailed street elevations and floor plans showing all neighbouring windows would be required to make a more detailed assessment on this, however as the Local Planning Authority are not minded to permit the development, further information has not been sought.

Overall, the proposal is considered to fail to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a part of this proposal as per Gravesham's Highways Officer's comments. It was noted on site that an existing shed could provide cycle storage, in line with the Highways Officer's comments.

Conclusion

The development would be an incongruous, dominant and disproportionate addition to the dwelling house which would create a sense of unbalance to the property, giving the appearance of a 3 storey building. In

addition the proposal is not sympathetic to the existing dwelling, does not serve to conserve or enhance the character of the local area and would negatively impact the appearance of the street scene, and existing dwelling. Furthermore, the development does not preserve or enhance the conservation area, and would instead; detrimentally impact the Conservation Area.

Moreover, the development is not considered to protect the amenity of neighbouring properties.

As such the proposal is contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021). Furthermore, the development is not in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2021).

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:	6th March 2023	Dated:	6th March 2023