

Delegated Report

Householder Planning Application

Planning Application No: 20211310

Location: 26 St Georges Crescent Gravesend Kent DA12 4AR

Description: Application for conversion of loft to habitable rooms with a rear dormer, sky light window in front roof slope, formation of a gable end roof to replace hipped end roof and erection of a single storey rear extension.

Applicant: Mr Saab Singh

Submitted Documents/Plans

Application Form;
OS Plan 1:1250;
Drawing No.FV-2021-3A Rev A – Site & Location Plans;
Drawing No.FV-2021-1A Rev A – Existing & Proposed Plans;
Drawing No.FV-2021-1 – Existing & Proposed Plans; and
Drawing No.FV-2021-2 – Existing & Proposed Elevations

Procedural Issue

The Block Plan correctly identifies the site but the OS Plan (1:1250) incorrectly includes the former side garden of the dwelling which now a separate planning unit and has a dwelling constructed on it (20190737). As the application has been validated it would not be appropriate to now invalidate to request a new OS plan as the Block Plan (1:200) clearly identifies the site.

Relevant Planning History

20190737 - Erection of a new 3 bedroom dwelling with garage, parking spaces and associated work. Permitted 25.09.2019 (The dwelling has been constructed)

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;
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

No comments received from the Ward Councillors

Neighbouring properties

12 surrounding properties were consulted and no comments received. Consultation period expired on 7.12.21

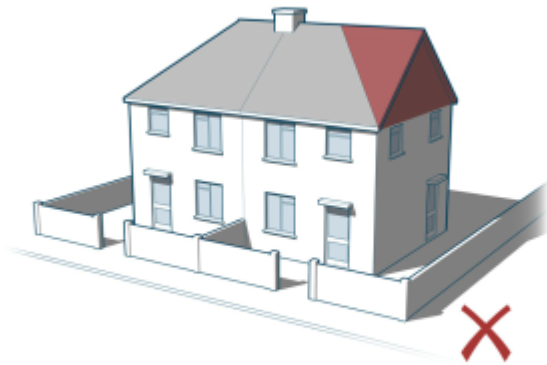
Officer's Analysis

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by similar design dwellings with the immediate character of the area.

Paragraph 10.8 of the Householder Extensions/Alterations Design Guide (2021) is clear that hip to gable extensions that impact on the symmetry of houses and the character of the street will be refused (see below image).



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.

The property in question is an end of terrace dwelling which as the below photo shows is a uniform design on the junction of St Georges Crescent and St David's Crescent.



The hip to gable and rear dormer extensions will be highly visible from surrounding area.

The fact that the roof extensions will be visible from public vantage points is significant in terms of the impact on the local character of the area. The original roof designs of the surrounding properties have very much been retained. On the whole, this ensures that the original character of the properties and the surrounding area is safeguarded.

The changes to the roof are demonstrated on the below existing and proposed front elevations.

Proposed

Existing



The single storey rear extension is acceptable. However, the hip to gable extension will adversely impact on the symmetry of houses and the character of wider street scene.

The proposed roof alterations are considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would directly be in conflict with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021) and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

It is considered that the proposal complies with the Technical Housing Standards - Nationally Described Space Standards 2015 in terms of the size of the proposed additional bedroom in the roof space and the ground floor kitchen/diner.

However, the proposal does not comply with the Council's residential layout guidelines for the proposed garden. For a 4 bedroom house a minimum garden area of 100m² is required, with a minimum depth of 10m. The rear garden of the dwelling will be 40m² and will have a depth of 6.98m.

The garden will therefore be below the standard acceptable for the associated dwelling, and this will result in unacceptable, oppressive and cramped amenity space for the occupiers of the property, with an inadequate provision for storage, leisure use, clothes drying and play space.

As shown below the property does contain some open land to the front and side of the property but this offers future and existing occupiers no privacy and cannot be considered private amenity space to offset the undersized rear garden.



There is clear conflict with the requirements of the current SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy (2014) and paragraph 130 of the NPPF (2021) in respect of the failure to provide a high standard of amenity and living conditions for future occupants of the existing and proposed dwellings on the site.

Neighbouring Amenity

In relation to the proposed rear dormer, it will result in some additional overlooking to neighbouring dwellings but this is mutual and expected in a built up area with residential properties in close proximity to each other, and will not cause any significant loss of privacy. The location of the gable extension and dormer within the roof will not result in any loss of light or overshadowing to neighbouring properties.

The single storey rear extension would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties.

On this basis, the proposals would comply with Policy CS19 of the Core Strategy 2014 in respect of the impact on neighbouring properties.

Parking and Highways

There would be an increase in the number of bedrooms at the property from 3 to 4 as a result of the proposal. However, sufficient parking is provided with a garage to the rear and a parking space to the rear and sufficient on road parking.

Conclusion & Recommendation

The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Therefore permission should not be granted.

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

Case Officer:	Mr Richard Hart	Team Leader:	Wendy Lane
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Signed:	<i>R Hart</i>	Signed:	<i>Wendy Lane</i>
Dated:	29th December 2021	Dated:	29/12/2021

Gravesham Borough Council