



Delegated Report

Householder Planning Application

Planning Application No: 20241142

Location: 23 Marconi Road Northfleet Gravesend Kent

Description: Loft conversion with rear dormer and roof lights to front roof slope.

Applicant: Mr Gordon Webster

Site Visit Date: 27th January 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. 075-01 – Site Location Plan Block Plan;
Drawing No. NW.100.01.23MR – Existing Plans and Elevations;
Drawing No. NW.100.02.23MR – Proposed Plans;
Drawing No. NW.100.03.23MR – Proposed Elevations; and
Drawing No. NW.100.04.23MR – Proposed Section.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240805	Hip to gable roof extension with 2no. roof lights to facilitate the conversion of loft space to habitable rooms.	Refused	11.11.2024

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Neighbouring properties

Six surrounding properties were consulted with an overall expiry date of 19th February 2025. No representations have been received.

Officer's Analysis

Background

A previous application was submitted and refused for the following reasons:

1. The proposed hip to gable roof extension by virtue of scale, poor design, bulk and massing would cause significant harm to the character and appearance of the host dwelling and the streetscene. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).
2. By virtue of lack of windows or rooflights to the first floor habitable rooms, there would be no access to natural light, ventilation or outlook to the proposed study and rear bedroom which would be harmful to the amenity of existing and future occupants of the dwelling. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135 (f) of the National Planning Policy Framework (2023).

The current application seeks to overcome the above reasons for refusal.

20240805 Proposal Plans



Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Highways and Parking Provision.

Site Description

The application site consists of a semi-detached bungalow on the west side of Marconi Road. The site is

located in an Area of Archaeological Potential.

The proposal is for 'Hip to barn hip roof extension with rear dormer and 2no. front roof lights to facilitate the conversion of loft space to habitable rooms', as shown in the following drawings;

Existing Elevations



Proposed Elevations



Design, Character and Appearance

The application site consists of a semi-detached bungalow, at the end of a row of eleven bungalows. There are two storey dwellings on the west side of the road. The row of bungalows are a mix of detached and semi-detached with slightly varying designs.



It is noted that it appears that only No.19 has altered its roof from hip to gable with rooflights to the front, however this property is detached and altered both side of the hip roof and included a box dormer to the rear, which would create a symmetrical appearance.



The application property and it's attached neighbour, have a large hip roof that has a much higher ridge height than the rest of the row of bungalows, with the application property have a hipped roof front projection and porch.

The proposed hip to barn hip roof extension maintains the existing ridge line and roofslope angle of the existing front projection. The rear dormer breaks up the expanse of roofslope to the rear and the rooflights

do not dominate the front roofslope. The proposal does not dominate or add excessive bulk or massing to the property and would respect the character or appearance of the host dwelling and the streetscene.

Overall, it is considered that the current proposal has overcome on the previous reason for refusal (1) in design terms.

The proposed development would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Occupier Amenity

The property is currently a two bedroom dwelling. The proposal would reconfigure the ground floor to create a new dining room, study/office and stairwell to the first floor with two bedrooms and study/office. The property would therefore remain as a two bedroom dwelling. The front bedroom would be served by two rooflights and the rear bedroom would be served by two windows within the rear dormer. Whilst it is acknowledged that the first floor study/office would not be served by any windows or rooflights, it would be an occasional room and not a main habitable room. The rear bedroom now has good access to light, outlook and ventilation and as such overall it is considered that the current application has overcome the previous reason (2) for refusal.

As such, the proposal would be in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The application property is situated significantly away from the property to the north and would not result in any windows to the side or rear that would result in a loss of privacy, outlook or overshadowing from the proposed roof alterations. The ridge height would remain in line with the existing and would not result in any unacceptable overshadowing over the adjoining dwelling.

Furthermore, no objections have been received. The proposal is therefore in accordance with Policy CS19 (LPCS).

Parking and Highway Safety

The proposal does not result in any additional bedrooms and the existing driveway provides adequate space for the parking of more than two vehicles.

In respect of parking and highway safety it is considered the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an Area of Archaeological Potential however, it is considered unlikely that these proposals, immediately adjacent to the existing dwelling, would have a significant below-ground archaeological impact. As such it is considered the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal has been designed to respect the host dwelling and character of the area and would not result in a detrimental impact on occupier or neighbour amenity or have a negative highways impact. It is considered that the current proposal has overcome the previous reasons for refusal and is recommended for approval.

Recommendation: Permission

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	5 th March 2025	Dated:	5th March 2025