



Delegated Report

Householder Planning Application

Planning Application No: 20241120

Location: 41 Cobham Street Gravesend Kent DA11 0SA

Description: Erection of a rear dormer with a hip to gable roof, conversion of the roof space into habitable rooms and skylights to the front elevation.

Applicant: Mr Harminder Dhanda

Site Visit Date: Street View Site Visit 30.01.25

Submitted Documents/Plans

Application Form;
Supplementary Information – Heritage Statement;
OS Plan (received on 10.12.24);
Block Plan – Proposed (received on 12.12.24);
Block Plan – Existing (received on 10.12.24);
Drawing No. 2317 – 001 – Basement Plan – Existing;
Drawing No. 2317 – 002 – Ground Floor Plan – Existing;
Drawing No. 2317 – 003 – First Floor Plan – Existing;
Drawing No. 2317 – 004 – Roof Plan – Existing;
Drawing No. 2317 – 005 – Elevations – Existing;
Drawing No. 2317 – 010 – Basement Floor Plan – Proposed;
Drawing No. 2317 – 011 – Ground Floor Plan – Proposed;
Drawing No. 2317 – 012 – First Floor Plan – Proposed;
Drawing No. 2317 – 013 – Second Floor Plan – Proposed;
Drawing No. 2317 – 014 – Roof Plan – Proposed; and
Drawing No. 2317 – 015 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240796	Demolition of existing rear extension and erection of a single storey rear and side extension with roof light.	Permitted	24.10.2024
20240797	Application for a Proposed Lawful Development Certificate for the conversion of the loft space to a habitable room with dormer to the rear, rooflights to the front and pitch to gable roof to side.	Certificate Refused	23.10.2024
20000409	Reinstatement and refurbishment of traditional front boundaries to include plinth/base, piers, railings and gates.	Permitted	28.07.2000

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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
- T5 – Access to the Identified Highway Network

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 Places
- Section 15 – Conserving and enhancing the natural environment
- Section 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- 19th Century Suburban Conservation Area Management Plan; and
- Darnley Road Conservation Area Character 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 received.

GBC Conservation Officer

No comments received.

Neighbouring properties

10 surrounding properties were consulted, a site notice was displayed on 30.01.25 and the application was advertised in the paper on 31.01.25. The overall consultation period expired on 21.02.25 and no representations were received.

Site Description

41 Cobham Street is an end-of terrace property fronting the northern side of Cobham Street.

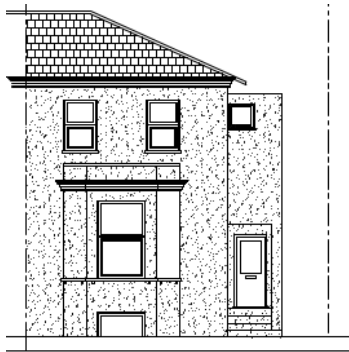
Site Photo



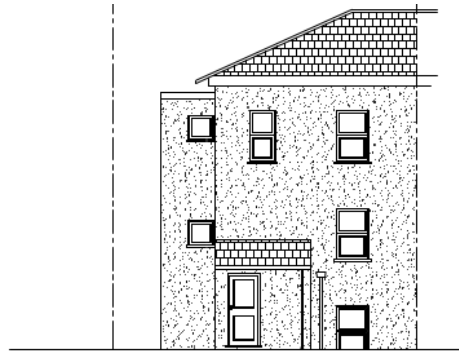
This application proposes a hip to gable roof conversion, the erection of a rear dormer, installation of rooflights in the front roof slope and conversion of the roof space into habitable rooms.

Proposed Development

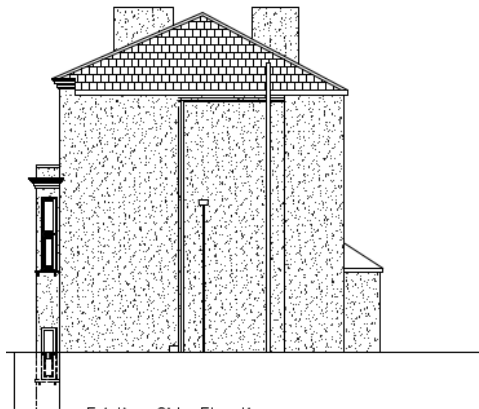
The development would create space for an additional bedroom. The dimensions are indicated on the plans:



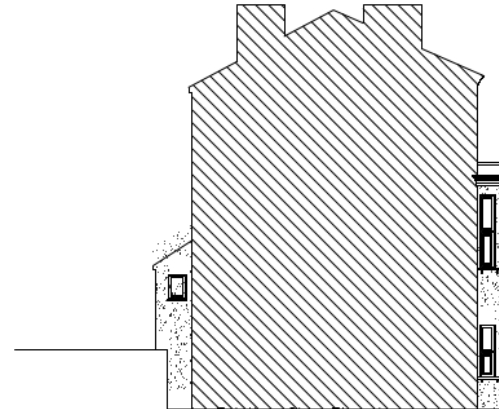
Existing Front Elevation



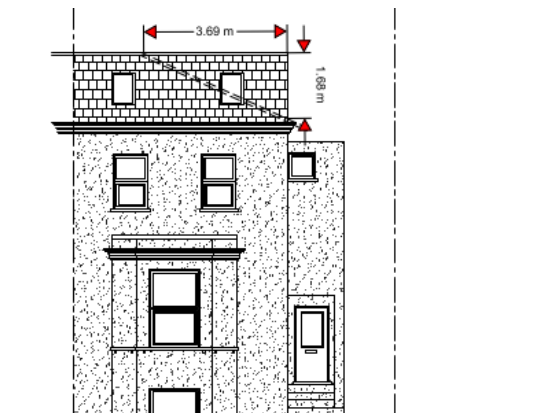
Existing Rear Elevation



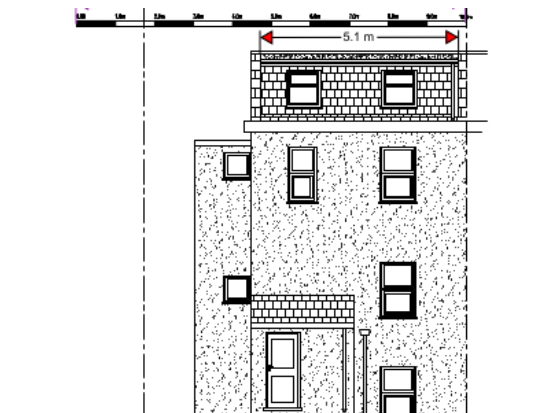
Existing Side Elevation



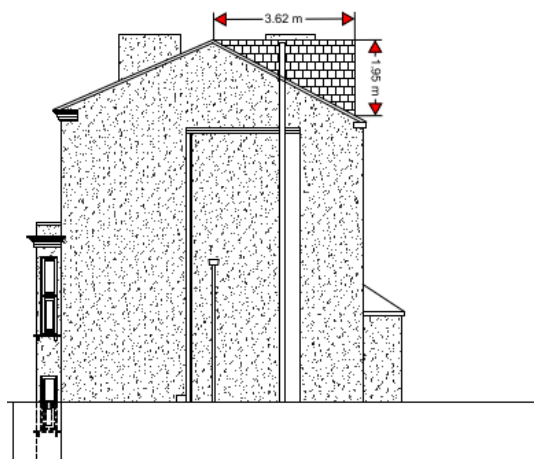
Existing Side Elevation



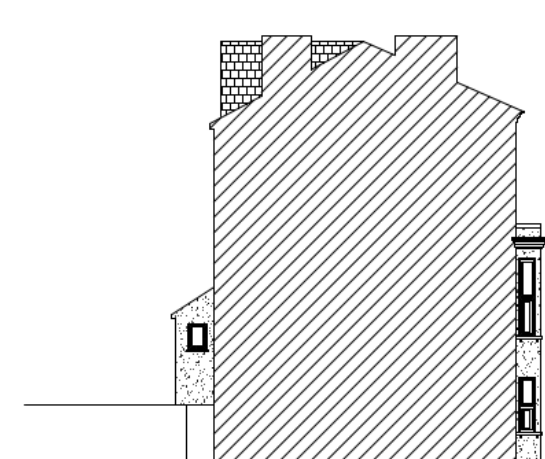
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

Officer's Analysis

Design, Character and Appearance and Impact on the Conservation Area

The site is located within the Darnley Road 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 Darnley Road Conservation Area. Section 16 of the National Planning Policy Framework (NPPF) (2024) places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 203). This is echoed in Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

As evidenced within the planning history section of this report by the refused application for a Lawful Development Certificate, this proposal requires planning permission.

Extension/Alterations

The householder design guidance sets out the key considerations for proposed rear/side roof extensions:

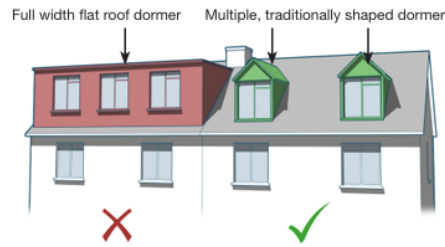
Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **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.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

Roof Extensions

Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **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, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



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

Notwithstanding that the site lies within the Conservation Area, the proposed works included within this application would fail to accord with the aforementioned design guidance, resulting in development of a poor standard that would overwhelm the roof slope, resulting in the dwelling having an incongruous appearance to the detriment of the host dwelling and immediate locality.

Impact on the Conservation Area

The Darnley Road Conservation Area Character Appraisal (2009) states; *'the buildings on Cobham Street and Darnley Street, while being arranged as distinct groups, follow a coherent building line. The continuity of the building line along the street, together with the predominant common construction dates and styles, contributes to the group value of the terraces and pairs of villas. Many of the buildings have a parapet, behind which the roof is concealed, and this contributes to a strong linearity along the street.'* Furthermore, 41 Cobham Street is identified as a key unlisted building. *'Commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the Conservation Area.'* Having already established that the development would be of poor design, irrespective of the sites conservation area setting, it is considered that the proposal would result in a significant failure to preserve or enhance the character of the Conservation Area and would be contrary to the objectives set out in the conservation area appraisal.

As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 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 Sections 12 and 16 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room area, the proposed bedroom would meet the requirements.

In terms of garden area, the minimum requirements are as follows:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The property would meet the depth requirement, post development, but would fall under the area requirements at 92.71sqm. On balance, the proposed development is considered to provide sufficient garden space, however it should be noted that this application is being considered independently of permitted application 20240796 (Demolition of existing rear extension and erection of a single storey rear and side extension with roof light). Therefore, the proposal safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

The proposal does not raise concerns with regards to neighbouring amenity in terms of loss of light, loss of outlook or causing a sense of enclosure. However, the dormer raises privacy concerns of overlooking and perceived overlooking, given the proposed dormers close and overbearing relationship with No. 40A Cobham Street, and to a lesser extent No.42 Cobham Street, which would offer direct views into their private garden areas.

As such, the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal raises no concerns in terms of highways and parking, given the sites close proximity to the town centre and various transport links.

Conclusion

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

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling, immediate locality and the Darnley Road Conservation Area. As such, the development fails to accord with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 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 Sections 12 and 16 of the National Planning Policy Framework (2024).

The proposed dormer would impact neighbouring privacy, given the proposed dormers close and overbearing relationship with No. 40A Cobham Street, and to a lesser extent No.42 Cobham Street, which would offer direct views into the respective private garden areas. As such the proposal fails to safeguard the privacy of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024.)

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:	5th March 2025	Dated:	5th March 2025