



Delegated Report

Householder Planning Application

Planning Application No: 20230048

Location: 71 Lennox Road Gravesend Kent DA11 0ES

Description: Raise roof ridge, hips to gable both ends, erection of rear dormer and front porch

Applicant: Parm Rathore

Site Visit Date: 09.03.23

Submitted Documents/Plans

Planning Application Form;
Supplementary Information – Picture of rear of house;
Supplementary Information – Picture of front of house;
Site Location Block Plans and 3D Plan – Existing and Proposed (received on 25.01.23);
Elevations – Existing and Proposed (received on 23.01.23); and
Floor Plans – Existing and Proposed (received on 23.01.23).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220517	Enlargement of existing porch.	Permitted	27.06.2022
20031077	Demolition of detached garage and erection of part two storey and part single storey side/front/rear extensions to form living room, study, shower room/w.c. and conservatory at ground floor level with bedroom at first floor level.	Permission	10.02.2004
19900669	Erection of single storey rear extension to form kitchen and verandah.	Permission	11.10.1990
19870736	Erection of single storey rear extension to form sun lounge and enlarged kitchen.	Permitted	16.11.1987
19800757	Erection of single storey side extension to form double garage	Permitted	09.10.1980
19790872	Erection of a detached double garage at the side	Permitted	06.11.1979

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

Local Ward Councillors

No comments.

GBC – Highways Officer

I have no highway objections there is more than adequate car parking to comply with guidance. However, if it is not too late two secure parking spaces should be provided for the extra bedrooms.

Neighbouring properties

Five surrounding properties were consulted and no responses were received. The overall consultation period expired on 27.02.23.

Officer's Analysis

Procedural Issues

Planning permission was given in June 2022 for the enlargement of the existing porch (Ref. 20220517), however it does not appear that this was implemented and the current application incorporates this alteration.

Design, Character and Appearance

71 Lennox Road is a detached two-storey dwelling which lies just outside of a Conservation Area. The front

of the property has an existing porch and is block paved for use as vehicular parking with some soft landscaping. The property is gated with a front boundary wall.



The application seeks permission for the raising of the roof ridge, hip to gable both ends, erection of rear dormer and front porch.

The ridge height would increase from 8.11m to 8.82m, a difference of 710mm, both sides of the roof would be amended from hip to gable to allow for the erection of a rear dormer that would measure 11.59m wide, 2.43m high and would project 2.43m from the roof slope. The existing porch would increase from 1.47m to 3.4m and the projection from 0.85m to 1.43m. The height will increase at eaves level from 2.59m to 2.94m. The hip roof design would remain. The proposal would result in two additional bedrooms, one with en-suite.

The street scene is predominantly detached and semi-detached houses that are mixed in design. Many with off road parking to the front. The proposed alterations to the roof height and design and the enlargement of the porch would not detract from the host dwelling and would not harm the street scene as the proposal would respect the host dwelling and is not excessive for the size of the existing property. The rear dormer is very large, but has been designed to be inset from the ridge, eaves and both sides giving it a subservient appearance within the roof slope and would not be highly visible from public vantage points.

In terms of materials, the supporting application has indicated these would all match the existing.

The proposed alterations to the property accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para.130 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposed bedrooms are of a good size and would exceed the minimum size. The property benefits from a large plot and the existing garden would meet the minimum standard for a 6 bedroom property and the increase in porch size would not have a detrimental impact on the front garden and parking area due to the extensive grounds.

Therefore, there are no concerns are raised for the future occupiers of the dwelling.

Neighbouring Amenity

The host and surrounding properties benefit from generous plots and spacing between the properties. The increase in ridge height is modest and the hip to gable roof alteration and rear dormer would not result in a detrimental increase in overshadowing or loss of light upon neighbouring properties. Due to the orientation of the property, the majority of any overshadowing would be over the rear garden of the host dwelling.

The porch is located to the front of the property away from any neighbouring dwelling and therefore will have no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy.

Whilst the rear dormer would have habitable room windows that would afford views overing neighbouring gardens, the existing bedrooms on the first floor afford these views already and it not considered to result in a loss of privacy.

No representations have been received.

The proposed works therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework (2021).

Parking and Highways

The proposal would result in two additional bedrooms, however the existing driveway is sufficient to provide parking for more than 3 spaces that meets the parking standards. Therefore, no objections are raised on highways grounds. As we are aiming to become carbon neutral, it would be advisable to provide secure weatherproof cycle storage for the additional bedrooms. The property is large enough to accommodate cycle storage it is not considered necessary to condition this.

Conclusion

The proposed alterations will have no detrimental impact to the character and appearance of the property or the surrounding area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation

Permitted

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	16 th March 2023	Dated:	16 March 2023