

Delegated Report

Householder Planning Application

Planning Application No: 20220899

Location: 2A Darnley Street Gravesend Kent DA11 0PJ

Description: Erection of rear roof dormer to upper floor maisonette flat within an existing terrace house and reconfigure existing staircase to improve clear height and access to existing bedrooms and form additional bedroom.

Applicant: Mr Sandip Benning, Aberforth Developments Limited

Site Visit Date: 12/10/2022

Submitted Documents/Plans

Application form;
Drawing no. (01)001 – Location/Block Plan;
Drawing no. (01)200 – General Arrangement Plans – As Existing;
Drawing no. (01)300 (Elevations and Sections – As Existing;
Drawing no. (01)600 – General Arrangement Plans – As Proposed;
Drawing no. (01)700 – Elevations and Sections – As Proposed; and
Heritage Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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.

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

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

- 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

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

12 surrounding properties were consulted plus site and press notices – no responses.

Officer's Analysis

The application dwelling consists of a four storey mid-terrace dwelling situated on the southern side of Darnley Street; the property has been divided into two maisonettes. The building is located in the Darnley Road Conservation Area and an Area of Archaeological Potential.

The principle considerations in the assessment of the planning application are

- Design, Character and Appearance and Heritage
- Amenity of Occupiers
- Neighbouring Amenity;
- Parking and Highways

Design, Character and Appearance

No. 2 Darnley Street consists of a four storey building which is in use as two maisonettes and as such planning permission is required for the proposed rear dormer to the upper maisonette. The building has a flat roof which is obscured by a parapet when the property is viewed from the front and a steep roof slope to the rear. It is in this roof slope that it is proposed to erect a dormer extension to form an additional bedroom and reconfigure an existing staircase. The property is part of a terrace of similar dwellings and with a mixture of other Victorian dwellings of varying styles. The rear of the building is partly visible from Wrotham Road to the east.



Aerial view of 2A Darnley Street and surrounding area



View of rear of site from Wrotham Road

The Council's Supplementary Planning Document Householder Extensions/Alterations Design Guide (2021) provides a series of principles to be applied in the assessment of new dormer extensions. It states that rear roof extensions should be set away from the gables, hips, eaves and ridge of a property and that amongst other things their height should be lower than the existing ridgeline, they should not overwhelm the roof slope within which they are to be placed and window position and design should reflect the position, design and character of windows to the lower levels of the building.

The proposed rear dormer extension would not comply with this advice. Instead it would be a large and bulky dormer which could occupy the majority of the rear roof slope; it would be very wide being built virtually up to both side boundaries, almost up to the ridgeline of the main dwelling and only set up a very minor amount from the eaves line. Consequently, it would dominate the rear roof slope which would be to the detriment of the appearance of the dwelling overall. The rear dormer would be visible from Wrotham Road through the gap which exists between the back of the terrace that the application property is in and no. 17 Wrotham Road. The bulk and massing of the dormer would be very apparent and therefore would also have a harmful effect on the character of the streetscene.

The site is located in the Darnley Road Conservation Area. Due to its siting in the rear roof slope and this being a mid terraced property, the dormer would not be visible from the front of the property in Darnley Street. From the point where the dormer would be visible from Wrotham Road, this is not located within the Darnley Road Conservation Area. It is therefore considered that whilst unacceptable in terms of general, character and appearance the proposal would have no material impact on the character and appearance of the Darnley Road Conservation Area.

In respect of design, character and appearance however, the proposal is considered to be contrary to Policy CS19 (LPCS).

Amenity of Occupiers

The proposed dormer would not have any impact on the garden size. The proposed bedroom would be 7.9 sq. m which would meet the minimum standard for single bedrooms as set out in the Technical Housing Standards. In respect of the amenity of occupiers the proposal would therefore be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the siting of the proposed dormer and being up at roof level it would not have any impact on the windows in the rear of the neighbouring properties either side nos. 1 & 3 Darnley Street with regards loss of outlook or light. The view from the windows would have no greater impact than the existing rear window at second floor level.

There is a property to the south, no. 17 Wrotham Road; due to the distance of this property from the proposed dormer there would be no impact with regards loss of light; there is a window in its north flank elevation at second floor level in the gable but this is not in the line of view from the windows in the proposed dormer therefore no overlooking. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would result in the upper maisonette (2A) being increased by one bedroom to make three bedrooms in total; the property has no off-street parking but the site is within the town centre close to many public transport links and therefore in regard to parking and highways there are considered to be no issues and the proposal is compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Notwithstanding that the proposal is considered acceptable with regards amenity of occupiers and neighbouring properties and parking and highways, the proposal is considered unacceptable in respect of design, character and appearance and as such refusal is recommended.

Recommendation: Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	12th October 2022	Dated:	12th October 2022