

Delegated Report

Householder Planning Application

Planning Application No: 20211531

Location: 229 Lower Higham Road Gravesend Kent DA12 2NP

Description: Conversion of loft to habitable room with front dormer.

Applicant: Mr Peter Collins

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 13th December 2021;
Site Location Plan received 13th December 2021;
Existing Block Plan received 14th December 2021;
Proposed Block Plan received 14th December 2021;
Drawing No. 01/101 Rev. A - Existing Elevations and Floor Plans received 14th December 2021; and
Drawing No. 01/002 Rev. A - Proposed Elevations and Floor Plans received 14th December 2021.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994) (the Local Plan):

P3 – Vehicle Parking Standards
T1 – Impact of Development on Highway Network

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)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide SPD, October 2021
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC – Heritage & Conservation (E & W)

No comments to make on archaeological matters.

Internal Drainage District

No comments received.

Neighbouring Properties

The application has been advertised by a site notice and individual neighbour letters to 5 properties with a consultation expiry date of 21st January 2022. No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for the construction of a front dormer to facilitate the conversion of the roof space into a habitable room. The dormer would be gable design and measure 2.95m wide, 2.08m in height and would project 2.43m from the existing roofslope.

The proposal would result in an extension to the existing loft room with access stairwell.

Existing Front Elevation

Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation



Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. 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 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 a mix of semi-detached bungalows of similar design, with some two-storey semi-detached and detached dwellings within the streetscene. The application property is the last in a row of semi-detached bungalows of very similar design and layout. The property benefits from an existing block paved driveway that extends to the rear of the property leading to a detached garage to the rear.



The property already benefits from a small dormer within the rear roofslope with an existing loft room accessed from a roof hatch. The proposed front dormer would be similar in scale and appearance to the front dormer at No. 233 and therefore does not result in the introduction of a new feature to the area.

Overall it is considered that the proposed dormer has been designed to be sympathetic to the host property and the character of the area and would have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposals comply with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The dormer would only afford views over the front gardens and driveways and would be sufficiently set away from the neighbouring rooflights to not result in a detrimental impact in terms of loss of privacy or overshadowing.

Therefore, overall, it is considered that the proposals would not result in a detrimental impact in terms of neighbour amenity. It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would result in one additional bedroom, increasing the property from three bedrooms to four. The existing driveway and garage provides parking for more than three vehicles. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

Any Other Material Planning Considerations

Impact on the landscape – The application site is located within the Shorne and Higham Marshes Landscape character area. This area is characterised by flat grazing marsh with lack of vegetation, sense of remoteness with extensive views across the marshes, network of meandering waterways, features of historic interest and extension views across the River Thames and to higher ground to the south.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed front dormer due to the property's location within the settlement are, will not detrimentally affect the landscape character.

Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation:

Permission Subject to Conditions

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	7 th February 2022	Dated:	07 February 2022