

Delegated Report

Householder Planning Application

Planning Application No: 20230141

Location: 20 Lime Avenue Northfleet Gravesend Kent

Description: Altered roof to existing rear extension to flat roof. Alteration to windows on side elevation.

Applicant: Christine Ramsey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
D01 - Location Plan
D02 – Existing and Proposed
D03 – Existing Plans
D04 – Existing Elevations
D05 – Proposed Plans
D06 – Proposed Elevations
D07 – Section A-A

Relevant Planning History

Reference	Description	Decision	Decision Date
20220905	Changing an existing crown roof on extension to a pitched roof, with velux windows in the roof space	Permitted	27.09.2022
20220433	New rear bi fold doors within an existing extension.	Permitted	24.05.2022
20020005	Construction of a dormer extension in the rear roof slope incorporating alterations to the hipped roof to form a gable end with barn hip and conversion of roof space into a bedroom with en-suite w.c./shower room.	Permitted	03.05.2002

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

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

None

Neighbouring properties

30 surrounding properties were consulted and no comments from members of the public were received.

Officer's Analysis

Summary Information

	Existing (m)	Approved Ref 20220905 (m)	Proposed (m)
Max height	3.5	3.9	3.5 (Excluding pyramid light)
Max eaves height	2.6	1.4	3.5

This application followings recent planning approval ref 20220905 in which it was proposed to alter the crown roof of the existing single storey rear projection to a pitched roof with velux rooflight.

This application proposes an alternative scheme which would alter the existing crown roof of the rear projection to a flat roof. It would also introduce a larger window to the East side elevation of the main dwellinghouse and remove the window in the existing extension to this same elevation. The proposed materials would be; exposed brickwork to match the existing dwellinghouse and a GRP flat roof.

Existing Plan (Not to scale):



Proposed Plans (Not to Scale:



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 and Residential Amenity of neighbours.

Design, Character and Appearance

This application is in an established residential area without additional protections to the character of the area. The proposed extension would be located to the rear, at single storey level and, so would not be visible from the front. However, there is some visibility from the street to the rear; Laburnam Grove. Therefore, there would be some impact to the character of the area; albeit limited. However, this would be fully assessed based on the scale, design and layout.

The proposed extension would not result in an altered footprint. The main change would be the change in roof form which would retain the overall height but raise the eave height to match the ridge height (by means of a flat roof). Ultimately, it would result in increased bulk, but this would not be significant. Flat roofs are not usually appropriate given that they are considered to bulky, oppressive and harsh in appearance. However, given the single storey, rear location, it is considered by itself not to be significantly harmful to the character of the area.

The additional rooflights are common features on residential building and at single storey level would not be in a dominating location so as to significantly impact the character of the area. They would also be appropriate in number and size.

The proposed altered roof would use a grp flat roof material, which given its flat roof nature would not be visible to pedestrians. This is appropriate for this residential setting.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

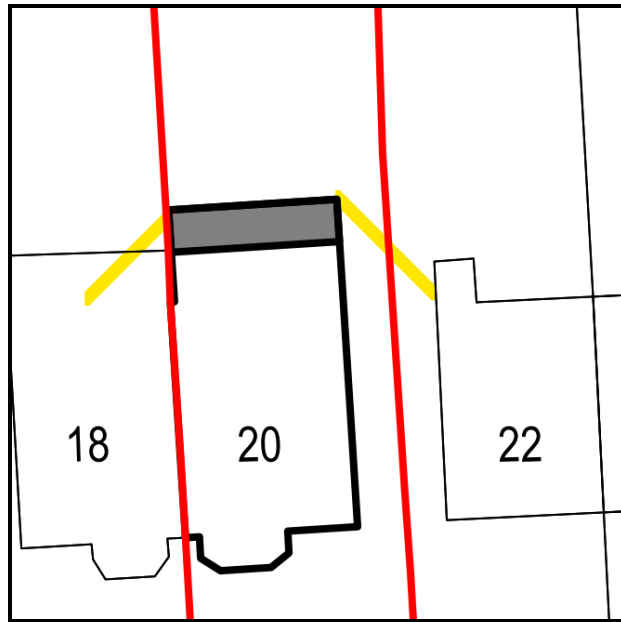
Amenity of Future Occupiers

There would be no increase in floor space, number of bedrooms or alterations to the amount of garden space. There is no concern raised with regard to the amenity of future occupiers.

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The proposed scale of the building would not significantly increase. However, the roof height would and this could result in potential overshadowing of the neighbouring windows. A 45 Degree Test shows that there could be some obscuration of windows (The yellow highlighted areas indicate 45-degree line from the raised roof edge):



The agent has provided photographs which show the neighbouring properties from the rear of this site.



As can be seen number 22 does not have a side window on its rear projection and so would not be overshadowed. There is a glazed door to the ground floor rear of number 18 but this would only be partially overshadowed and there is another opening to this elevation which would not be overshadowed. On balance there would be no significant overshadowing as a result of the development to either neighbour. The proposed extension would not overbear on this neighbour in terms of scale and bulk.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	3rd April 2023	Dated:	3rd April 2023