



Delegated Report

Householder Planning Application

Planning Application No: 20240583

Location: 2 Copperfield Crescent Higham Rochester Kent

Description: Conversion of loft to form habitable rooms with erection of a dormer extension in front roof slope.

Applicant: Miss Amy Davis

Site Visit Date: 8th July 2024

Submitted Documents/Plans

Application Form Dated 25/06/2024;
Drawing Number 101 (Elevations and Floor Plans – Existing);
Drawing Number 103 (Site Location Plan);
Drawing Number 105 (Elevations and Floor Plans – Proposed); and
Drawing Number 106 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20231303	Application for a Lawful Development Certificate for a Proposed hip to gable roof alteration to include removal of chimney stack, erection of a dormer extension in the rear roof slope with 1 no. Skylights in the front roof slope, and a julliette balcony with conversion of the loft space into habitable rooms.	Certificate Granted	01.02.2024
20211468	Erection of a single storey rear extension and conversion of garage into habitable room and store.	Permitted	25.01.2022

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)

- C13 - Extensions to Dwellings in the Countryside

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural 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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC Heritage - The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 8th July 2024. No responses were received and the consultation period ended on 2nd August 2024.

Officer's Analysis

Proposal

The application proposes the conversion of the loft area with a dormer to the front roof slope to create space for a fourth bedroom and additional bathroom.

The dormer will have a pitched roof at a maximum height of 2.28m and an eaves height of 1.32m. It will have a width of 1.85m and a depth of 2.72m. The dormer will be inset from the flank boundaries and will be constructed with materials to match the existing dwelling. There will be a window to the front elevation of the dormer, serving a newly formed bedroom.

Green Belt

The application site is located in the Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

The principle issues in the determination of this application are;

- Is the proposed development appropriate in the Green Belt?
- Effect on the openness of the Green Belt
- Effect on the character and appearance of the area - including landscape character
- Impact on amenity
- Parking and Highways

The NPPF regards the construction of new development as inappropriate in the Green Belt (para 154) but there are exceptions to this which include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para. 154(c)).

The term “original building” is defined in the NPPF as “a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally”.

The proposal does not look to increase the original footprint of the application site due to the extension being an alteration to the roof. The dormer will result in additional built form being added to the property which should be considered as an alteration to the property and so needs to be assessed to ensure it does not result in a disproportionate addition to the existing property. The proposed dormer is modest in size at 2.3m high and 1.5 metres wide. It is designed with a pitched roof and is subservient within the roof slope. The dormer is designed with a pitched roof which matches that of the existing front gable. All these details combine to ensure that the proposed dormer is not a disproportionate addition.

It is therefore considered that the proposal is appropriate development within the green belt in accordance with paragraph 154 of the NPPF (2023) and Policy C13 of the Gravesham Local Plan First Review (1994).

Impact on openness and the purposes of the Green Belt

Having determined that the proposal is an appropriate development in the Green Belt, it is necessary to assess the effect on the openness and the purposes of including land in the Green Belt. The NPPF (2023) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

The proposed conversion of loft space with front dormer is modest and is not considered to impact the openness of the greenbelt. The proposal does not add excessive bulk and as a result, it is considered that the proposal does not cause material harm to the openness of the Green Belt and or represent encroachment into the countryside.

The proposal is not excessive in size and is considered to be of a proportionate size in comparison to the main roof of the host dwelling. As such the proposal is considered acceptable and complies with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 (GLPFR) and Section 13 of the NPPF (2023).

Character and Appearance

2 Copperfield Crescent is a detached dwellinghouse located on the northern side of the highway. The property is soft landscaped to the frontage with off road parking.



The proposed dormer is of a very modest size and has been designed to align with the existing first and ground floor windows to the front elevation. There is an existing gable to the front of the property which the roof of the proposed dormer has been designed to reflect and as such is not considered to be out of keeping with the existing roof slope, as shown below:



FRONT ELEVATION

As such, the front dormer is considered to be of an acceptable design which does not dominate the roof slope, is in keeping with the host dwelling and is not considered to have a detrimental impact on the wider street scene.

As such the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014).

Impact on Landscape

The application site is located within the Shorne Woodland Landscape Character Area. This area is characterised by an undulating topography, chestnut coppice woodland, a strong sense of enclosure, varied building styles and age, chequered brickwork and ornamental brickwork, and a few highways with busier roads along character area boundaries.

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 dormer, due to the property's location within the rural settlement, will not detrimentally impact on the landscape.

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the dwelling from three to four. Gravesham's Residential Layout Guidelines state that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100 m².

Post development, the garden would have an area of approx. 183.21m² and a depth of 14.5m and is

therefore in accordance with the guidelines.

As such, the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014).

Neighbouring Amenity

2 Copperfield Crescent is a detached dwelling and resultantly the development will be set away from neighbouring properties and will have no impact in terms of overshadowing and loss of light.

Whilst the proposed dormer would add a habitable window to the front roof slope, due to the distance from neighbouring properties, this is not considered to be detrimental to neighbouring privacy. No neighbour representations have been received.

As such, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014).

Parking and Highways

The existing hard standing to the frontage provides off road parking for two vehicles and as such it is considered that the proposal would accord with Policy CS11 of the Gravesham Local Plan Core Strategy September 2014.

Conclusion

The proposal has been fully considered and permission is recommended.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	21 st August 2024	Dated:	21 August 2024