



Delegated Report

Householder Planning Application

Planning Application No: 20240245

Location: 2A Darnley Street Gravesend Kent DA11 0PJ

Description: Erection of two dormer extensions in rear roof slope.

Applicant: Mr Sandip Benning

Site Visit Date: 5 April 2024

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

Reference	Description	Decision	Decision Date
20220899	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.	Refused	12.10.2022
19830710	Conversion of dwelling into two self contained maisonettes	Permitted	

The applicant submitted a pre-application enquiry post refusal.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Design and Development 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 (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 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)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

11 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 26.04.2024. One comment received (objection) the comments of which can be summarised as follows:

- Previous work on property has caused significant disruption and upset to the other residents and so object to this work as based on previous experience the work will not be done professionally and cause severe disruption, stress and anxiety.

Officer note – the matters raised are non-material, but the works of construction information will be added to any approved, ensuring reasonable working hours are adhered to.

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 application is for erection of two dormer extensions in rear roof slope.

Planning permission was refused for a dormer extension under application ref. 20220899 on 12 October 2022 on the following ground:

1. *The proposed rear dormer extension by virtue of its scale, bulk and massing would be an overly dominant addition which would not respect the character and appearance of the host dwelling*

or the surrounding area. As such, this proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2021).

It therefore needs to be seen whether the current proposal addresses the above ground of refusal and is acceptable in respect of all other matters also.

Design, Character and Appearance and Heritage

This matter related to the ground of refusal of application ref. 20220899.

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 erection of dormer extensions. 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 two dormer extensions to form an enlarged 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



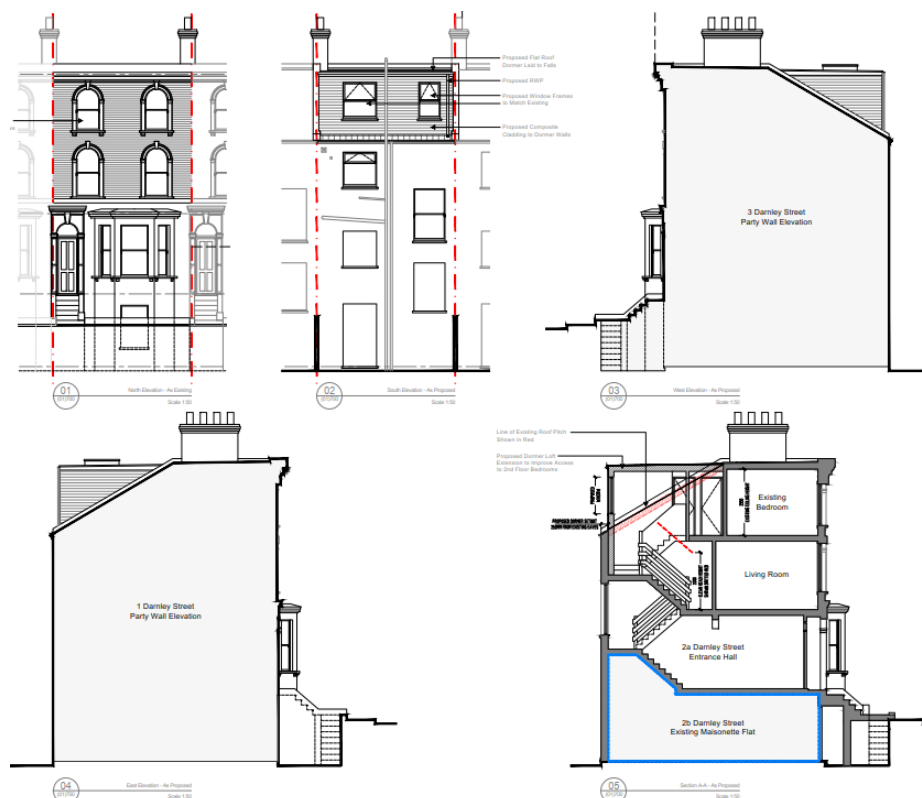
View of rear of site from Wrotham Road

For ease of reference the existing dwelling, the previous refused application ref. 20220899 and the current proposal are shown below:

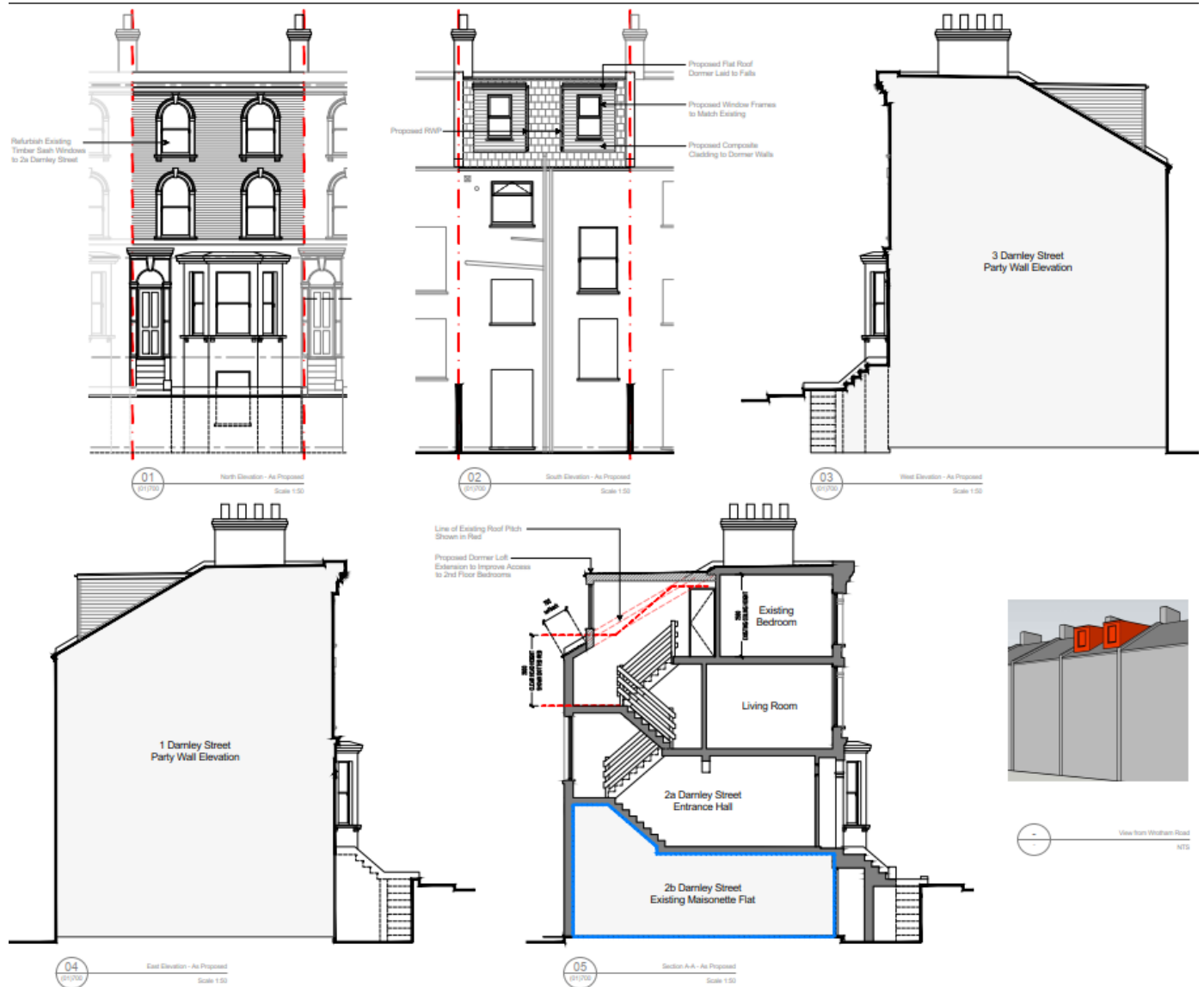
Existing Dwelling



Previous application ref. 20220899 (Refused)



Current proposal (subject of this application)



The Council's Householder Extensions/Alterations Design Guide SPD (2021) provides the following design guidance regarding rear roof extensions:

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

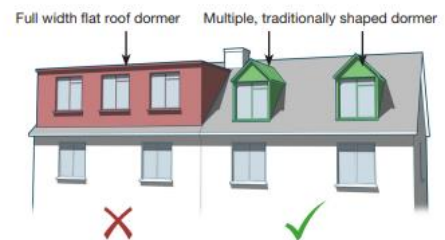
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

The proposal would now be for two dormer extensions instead of the previous refused scheme which was for one. The dormers are smaller in scale than the one large bulky dormer previously proposed and furthermore the dormers would now be set up from the eaves, in from the sides of the roof slope and down from the ridge whereas in the previous proposal the dormer was not at all and it would have taken up the whole of the roof with none of the original roof slope remaining.

The proposal is now much more subservient and in keeping with the scale of the roof slope as there would now be two smaller dormers instead of the one large one, they would be set up from the eaves, in from the sides and down from the ridge and there would now be some of the original roof slope still visible (in the centre and around the edges) which further adds to the subservient nature of the proposal. It is considered that the proposed two dormers would be a great improvement on the previous single large, bulky dormer which was refused and would now be in keeping with the scale and character of the host building.

The site is located in the Darnley Road Conservation Area and the rear roof slope is visible from Wrotham Road; due to the subservient nature of the proposed dormers which are in keeping with the scale and character of the roof slope it is also considered that the proposal would also not cause harm to the character and appearance of the Darnley Road Conservation Area but would preserve it.

The proposed two dormers are a large improvement on the previous refused single dormer and the proposal is now considered acceptable in respect of character and appearance and heritage and as such in respect of this matter the proposal is compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2023). Accordingly, the ground of refusal of previous refused application ref. 20220899 has been resolved.

Amenity of Occupiers

The proposed dormers would enlarge an existing bedroom and provide greater head height to the bedroom and the stairwell, therefore no impact on garden area. The head height of the existing element of the bedroom is 2.3m and the head height of the enlarged bedroom section would be 2.1m. The area would be 15.8 sq. m therefore the enlarged bedroom would be acceptable in respect of the minimum standards for a double bedroom as set out in the Technical Housing Standards (2015). The width of the enlarged bedroom

is and would remain 2.65m at its widest point which is just slightly under the 2.7m width minimum for a double bedroom as set out in the Technical Housing Standards (2015) however, this is the existing situation.

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 two dormers and being up at roof level they 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 in respect of the garden areas of those properties.

There is a property to the south, no. 17 Wrotham Road; due to the distance of this property from the proposed dormers (some 12m) 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 field of view from the windows in the proposed dormers therefore no overlooking. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

Highways & Parking

The upper maisonette would remain as two bedrooms (2A) therefore no increased demand for parking and in respect of highways and parking the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal which is now for two subservient dormers instead of the one large bulky dormer previously proposed is now a great improvement and in respect of design, character and appearance the proposal is now considered acceptable and the ground of refusal of previous applicant ref. 20220899 has been resolved. The proposal is also acceptable in respect of occupier and neighbouring amenity, and highways and parking.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	8th May 2024	Dated:	09 May 2024