



Delegated Report

Householder Planning Application

Planning Application No: 20240494

Location: 15 Hollands Close Shorne Gravesend Kent

Description: Erection of rear dormer and conversion of habitable room in roof space. Partial conversion of garage into habitable room with alterations to fenestration in ground floor rear elevation, and associated internal alterations.

Applicant: Mr and Mrs J. Cassidy

Site Visit Date: 24 July 2024

Submitted Documents/Plans

- Application Form
- Drawing 1101 (Proposed Block Plan)
- Drawing 1110 (Proposed Plans and Elevation)
- Drawing 1010 (Existing Plans and Elevation)
- Drawing 1000 (Location Map)
- Drawing 1001 (Existing Block Plan)

Supplementary Information

- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20181116	Erection of a two storey side extension and a single storey rear extension.	Permitted	08.02.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has some concerns about this proposal.

The property was originally a 3-bedroom bungalow, in common with the size of other properties in the area. The applicant had previously been permitted under ref 20181116 a full width rear extension, which facilitated conversion to a 4-bedroom dwelling, along with the additional loft room over the garage.

Use of the enlarged loft room: The room that was created over the garage was labelled as a playroom/study – on the basis that it was a constrained headroom space and not to be sleeping accommodation, the Parish Council did not object to the proposal.

The present proposal further extends the room over the garage, with increased headroom over the entire floor area, and labels it as a “snug”.

A Condition should be attached that the room cannot be used as sleeping accommodation.

Adequacy of headroom: In the previous application, and again in this one, there are no plans showing sections through the proposed room and stating the headroom.

Design of the dormer and window: The dormer should be set back from the eaves/walls of the building, preferably by at least 50cm. It should not encroach on, and should be separate from, the overhanging roof gable of the main part of the house. Meaning that it should be reduced in size in the external horizontal dimensions. At present it represents a disproportionate addition to the house, which is out of character with other properties in the area.

The window of the dormer as proposed is wider than that on the ground floor, giving a dominant and unbalanced appearance.

Overlooking: There is concern about overlooking, and loss of privacy particularly for neighbouring properties to the east, as their gardens are relatively small.

Overdevelopment: The proposal effectively makes the house 5-bedroomed, which we consider to be out of character in the area, and to be overdevelopment of a small site.

Possible further expansion: The proposed design of the dormer abutting the existing main gable end would allow direct entry into the remaining loft space, this should be considered in Conditions so that the remaining loft is labelled as not being habitable space lest further expansion should take place.

Inadequate Parking: There were already concerns raised by GBC Engineering about parking inadequacies relating to the previous application. This proposal takes usable space from the existing garage and creates a potential 5th bedroom, in which case the on-site parking is inadequate in quantity and size. With various vehicle cross-overs and the corner position, on-street parking is very limited.

Removal of permitted development rights: In view of the quantity of expansion of the house that has/will have taken place, we request that permitted development rights should be removed, in order to prevent further building without planning permission, as a safeguard to the amenity of neighbouring properties.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 27.06.2024 and no comments were received.

Analysis

Proposal

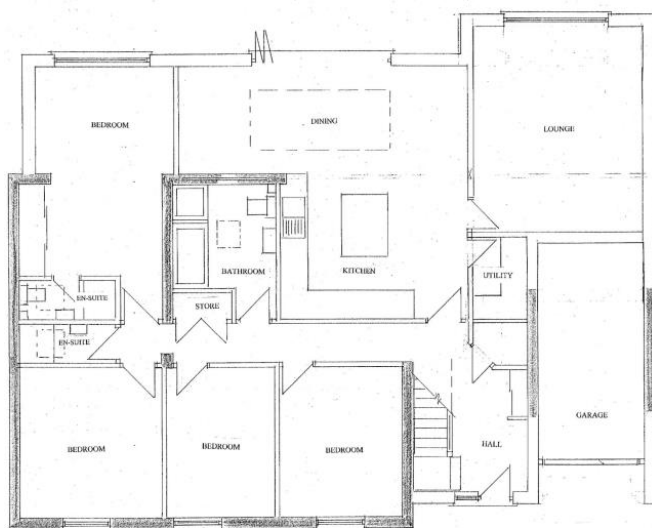
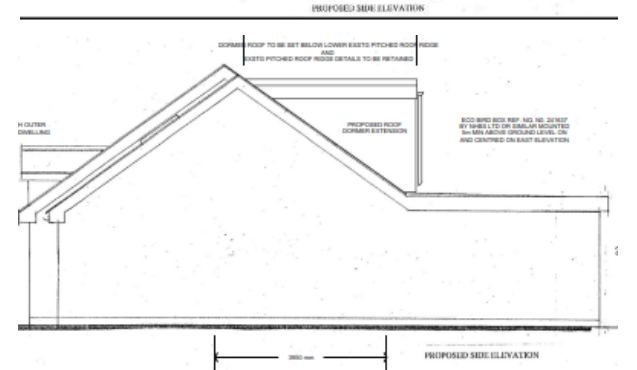
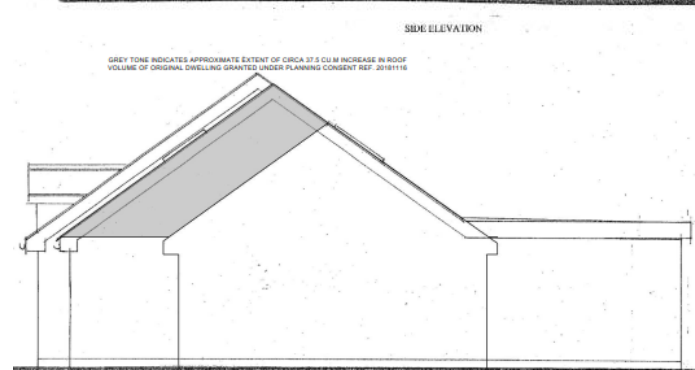
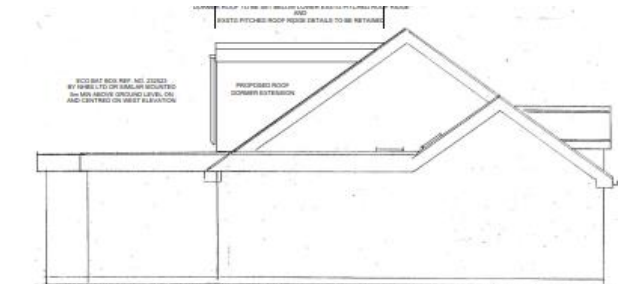
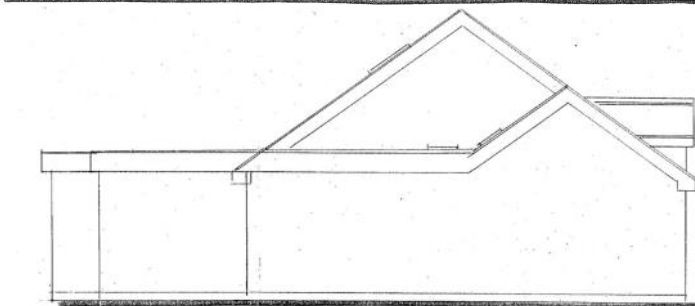
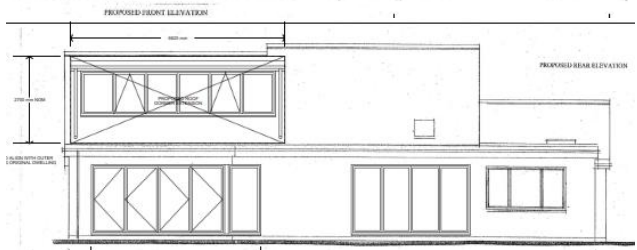
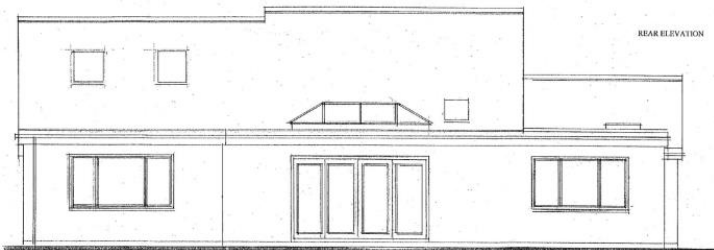
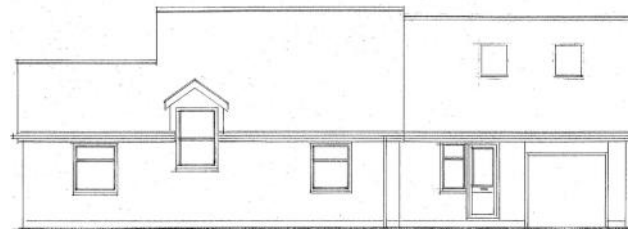
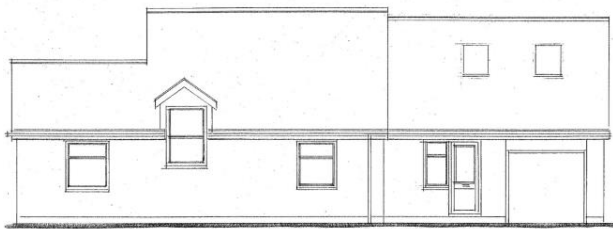
The proposal seeks the erection of rear dormer and conversion of a habitable room in the roof space. The proposal also seeks to convert part of the garage into a habitable room with alterations to fenestration in the ground floor rear elevation and associated internal alterations.

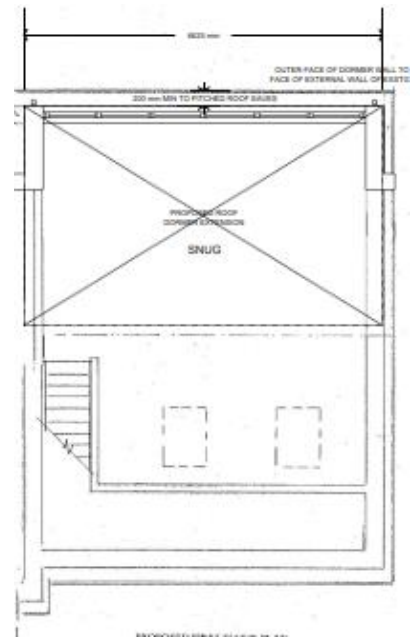
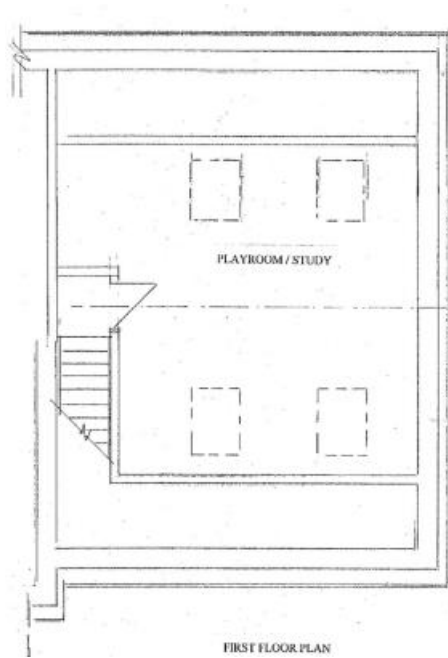
Existing



Proposed





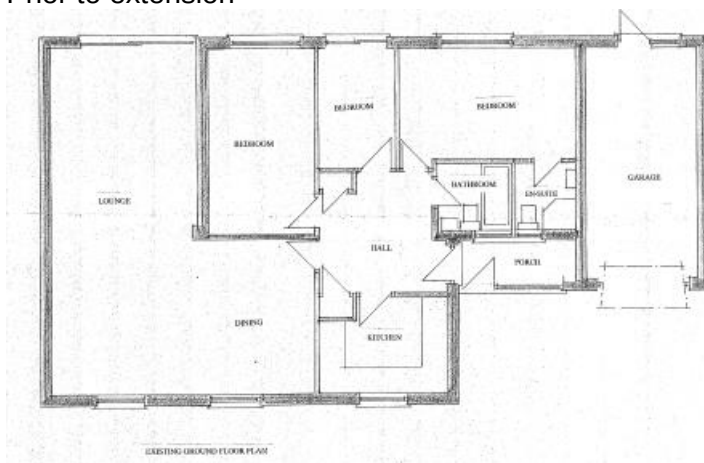


Background

The application site has been previously extended by way of the erection of a two storey side extension and a single storey rear extension under reference 20181116.

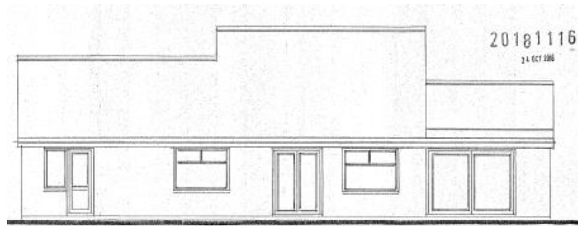
Below are the plans which show the property prior to the extension and post extension

Prior to extension

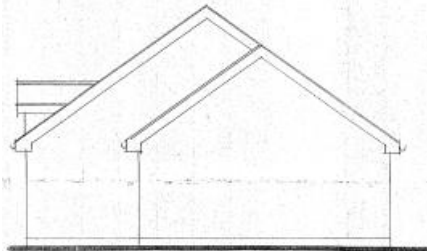


Proposed extension under 20181116

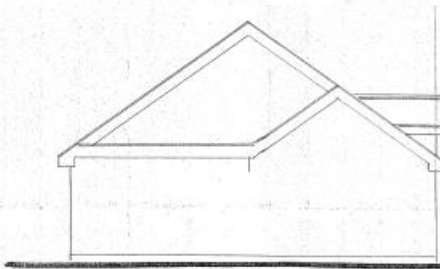




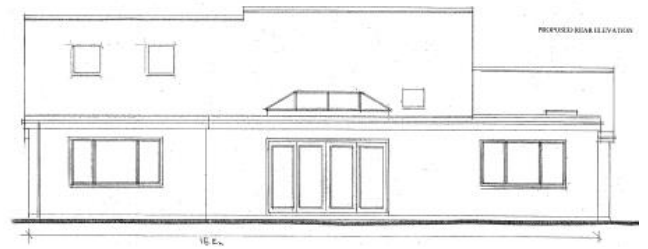
EXISTING REAR ELEVATION



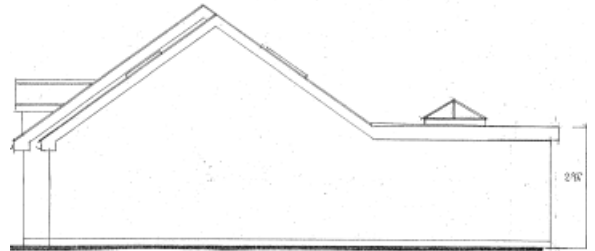
EXISTING SIDE ELEVATION



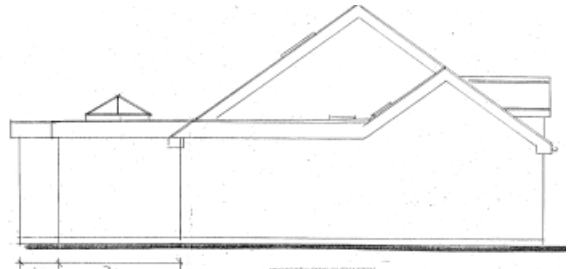
EXISTING SIDE ELEVATION



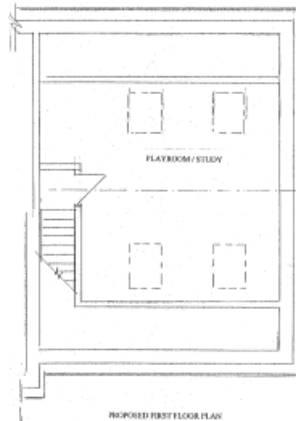
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN

Below image shows application site as it stands today



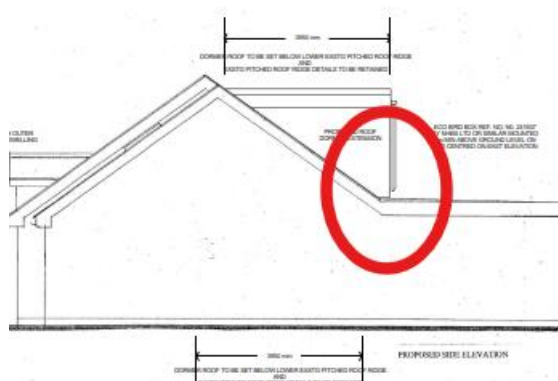
Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

This proposal seeks to erect a rear dormer in the roof of the previously extended roof whilst reducing the depth of the garage to allow for a relocated utility room.

In terms of design the proposed dormer will be fairly large in size and will be partially placed on the single storey rear extension.



The Council's adopted design guidance states "Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property". The dormer is considered to overwhelm the extended roof area and will extend across into the original roof slope. The dormer would appear as a large domineering addition to the roof form and whilst it is set down from the ridge it projects onto the single storey extension which constitutes poor design.

In a similar appeal (Reference 2022/00057/REF - See Appendix 1) for a large dormer the planning inspector stated:

The loft conversion would include the formation of a flat-roof dormer window in the rear roofslope of the dwelling. Notwithstanding my reasoning in respect of the first floor side extension, I am of the view that this large, unbroken feature would appear boxy and bulky, and being flush with the ridge line would lack subservience. Moreover, the fenestration to the rear elevation is misaligned, with the openings offset in relation to those in the floor below. The dormer window would be clearly visible from the private amenity spaces of surrounding houses, dominating the upper level of the main house, and having an intrusive effect by virtue of the scale and extent across the roof of the building.

Whilst the dormer has been set down from the roof, it has instead projected onto the single storey rear extension. It is acknowledged that this dormer is situated on a bungalow unlike the above appeal property, however this further exacerbates its top heavy and intrusive appearance as it dominates the upper level of this modest bungalow. The amenity aspect will be assessed later in this report. The dormer as proposed is of poor design and dominates the roof of the bungalow, thus having an intrusive effect by virtue of the scale and extent across the extended roof space, contrary to the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

The partial conversion of the garage will not impact the wider character and appearance of the area.

Amenity of Future Occupiers

The proposed dormer is shown as a "snug area" and will serve as a secondary living space and so there are no concerns with regards to any internal living areas as there is adequate internal space for the occupants of the property.

With regards to the potential future use of the extension, this is not something which can be conditioned nor controlled by the LPA.

Post development the garden area will be acceptable and compliant with the requirements of the Councils technical standards.

The proposal is considered to comply adequately safeguard future occupant amenity in line with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed dormer will be situated towards the eastern flank of the property and will therefore be within close proximity to No's 16 and 17 Hollands Close.



Below image shows the roof space of 15 Hollands Close and as can be seen from the image it is in very close proximity to no 16 Hollands Close.



Below image shows the rear elevation of 16 Hollands Close.



No's 16 and 17 Hollands Close have modest garden depths at some 11m. The proposed dormer will be situated in very close proximity to the property boundary and will be highly visible from the garden areas and rear elevations of No. s 16 and 17 Hollands Close.

In a similar proposal which was refused and subsequently appealed (Ref: 2022/00057/REF) the planning inspector noted:

"The dormer window would be clearly visible from the private amenity spaces of surrounding houses, dominating the upper level of the main house, and having an intrusive effect by virtue of the scale and extent across the roof of the building."

See Appendix 1 for full appeal decision.

This appeal decision is pertinent as it highlights the impact of large dormers on neighbouring amenity due to their visibility. In this instance the dormer is within very close proximity to the private amenity space of neighbouring properties and this increases its impact on the garden areas of 16 and 17 Holland Close. Whilst the dormer may not cause any significant overshadowing to No. 17 it may cause some overshadowing in the afternoons to the garden area of No. 16.

Additionally the large windows will give the perception of overlooking for adjoining properties to an unacceptable level. The properties who adjoin the eastern curtilage are within close proximity from the fenestrations in the dormer which are of a significant size and are considered inappropriate and increase the perception of surveillance into private amenity space.

The impact on the private amenity space of adjoining properties is unacceptable in terms of direct and perceived overlooking, thus having an intrusive affect and therefore the proposed alterations are contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2023).

Parking and Highways

The application site has adequate parking on the frontage to accommodate off road parking to meet the needs of the development and so there are no concerns in this regard.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2023) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs National Landscape and its setting.

The application site is located within the Shorne Woodland Landscape Character Area. The topography is undulating, with high points around Shorne Ridgeway and within Randall Wood. Tree cover is dominant, with native coppice providing a strong sense of enclosure throughout much of the area.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2023).

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below two reasons:

The impact on the private amenity space of adjoining properties is unacceptable in terms of direct and perceived overlooking, thus having an intrusive affect and therefore the proposed alterations are contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2023).

The impact on the private amenity space of adjoining properties is unacceptable in terms of direct and perceived overlooking, thus having an intrusive affect and therefore the proposed alterations are contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2023).

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24.07.2024	Dated:	2nd August 2024