



Delegated Report

Householder Planning Application

Planning Application No: 20230010

Location: 48 Chiffinch Gardens Northfleet Gravesend Kent

Description: Loft conversion, with dormer.

Applicant: Mr Clark Scriven

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/01/2023;
Drawing Number PL01.1 (Site Location Plan);
Drawing Number PL01.2 (Site Plan);
Drawing Number PL01.3 (Elevations and Floor Plans – Existing); and
Drawing Number PL01.4 A (Elevations and Floor Plans – Proposed).

~~Drawing Number PL01.4 (Elevations and Floor Plans – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19840792	Revised site layout and house types	Permitted	26.11.1984
19820050	Details pursuant to outline planning permission GR/80/547 for the erection of 235 dwellings, layout of estate roads and associated garaging and car parking, as amended by drawing no 2p/9/13, 2p/9/10 na/8194, ma/8195, ma/8179, a8194, a8195, a8945, s5/m/82b and your letter of 21.6.82	Approval of Details	28.06.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – no responses

GBC Highways Officer

The property benefits from a garage and at least one parking place in the front garden, if this is the case then car parking requirements are met. However if there is an additional bedroom then a secure cycle parking space is required to conform to SPG4.

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period expired on 30th January.

Preliminary Matters

The original submission proposed a larger dormer which was not adequately set in from the neighbouring boundary, and was contrary to Gravesham's Householder Design Guidance SPD (2021). An email was sent to the agent informing them of the Local Planning Authorities position and recommended that the dormer was reduced and set in further. The agent submitted revised plans (07/02/2023) which were accepted by the Local Planning Authority.

Officer's Analysis

Design, Character and Appearance

48 Chiffinch Gardens is a two bedroom semi detached bungalow located on the southern side of the highway. The property is located within a residential area formed of a varied mix of housing types. The frontage of the property is hard-paved in use as a driveway with garage.

The application proposes the conversion of the loft space to form two bedrooms and a bathroom with a dormer to the rear roof slope.

The dormer extension is inset from the eaves of the roof slope by 0.3m and from the side boundaries by 0.3m and will have a total volume of 37.78m³. There will be two windows to the dormer in the rear roof slope and a velux roof light to the front roof slope. The elevations of the dormer will be clad finished with a flat roof.

The proposed dormer is considered to be acceptable in terms of design. The dormer is visually attractive and does not dominate the roof slope. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF)

Amenity of Future Occupiers

The application looks to reconfigure the layout of both the ground floor and the newly proposed loft conversion, converting the bungalow from a two bedroom to a three bedroom property. All room sizes proposed are in accordance with Gravesham's Residential Layout Guidelines. Therefore, the development hereby proposed will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development does not have a detrimental impact on the neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure.

The proposed dormer will introduce first floor windows to the property which may result in some over-looking to neighbouring gardens known as 46 and 50 Chiffinch Gardens. However, the ground floor rear extension to adjoining neighbour 46 Chiffinch Gardens serves to protect the privacy of this amenity space. 50 Chiffinch Gardens is set further away from the proposed dormer and therefore the privacy of this amenity space is not compromised. Furthermore, a rear roof dormer could be constructed under Permitted Development and therefore it would be unreasonable to refuse the application on these grounds.

Therefore, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Highways and Parking

The proposal looks to increase the number of bedrooms at the property from two to three. However, there is adequate off-road parking at the property for at least three vehicles and therefore there are no highways or parking issues related to the application.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed dormer is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	22nd February 2023	Dated:	22 nd February 2022

Gravesham Borough Council