



Delegated Report

Householder Planning Application

Planning Application No: 20250228

Location: 36B Brandon Street Gravesend Kent DA11 0PL

Description: Construction of a dormer window to rear, conversion of the roof space to habitable rooms and installation of roof lights to front roof slope.

Applicant: Mr Oluwaseyi Babatunde

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 11/03/2025;
Volume Calculations;
Drawing Number 000 (OS Plan);
Drawing Number 015A (Loft and Roof Plan – Proposed);
Drawing Number 14A (Ground Floor and First Floor Plan – Proposed);
Drawing Number 006 (North West and East Elevations – Existing);
Drawing Number 005 (Front and Side Elevations – Existing);
Drawing Number 004 (Sections – Existing);
Drawing Number 003 (Loft and Roof Plan – Existing);
Drawing Number 017 (Front and Side Elevations – Proposed);
Drawing Number 002 (Ground and First Floor Plans – Existing);
Drawing Number 018 (North East and North West Elevations – Proposed);
Drawing Number 016 (Section AA and BB – Proposed);
Drawing Number 001 (Block Plan – Existing); and
Drawing Number 013 (Block Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250024	Construction of a dormer window to rear, conversion of the roof space to habitable rooms and installation of roof lights to front roof slope.	Refused	05.03.2025
20240497	Erection of a loft development for the creation of a new 1 x 2 bed flat with box dormers to rear roof slope and roof light windows to the front roof slope.	Refused	16.08.2024
20240496	Erection of a single storey side extension.	Permitted	16.08.2024

Development Plan

Gravesham Local Plan Core Strategy (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)

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Ten surrounding properties were consulted and no responses were received. The consultation period ended on 9th April 2025.

Preliminary Matters

Previous application 20250024 for 'Construction of a dormer window to rear, conversion of the roof space to habitable rooms and installation of roof lights to front roof slope' was refused for the following reason:

1. *By way of the substandard internal floorspace of the kitchen / dining / living area, the proposal would subsequently provide unacceptable living conditions for existing and future occupiers and is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2024.*

The current application looks to overcome these reasons.

Officer's Analysis

Design, Character and Appearance

The application site is located within the urban area of Gravesham on the eastern side of Brandon Street. The property comprises a detached dwellinghouse which has been subdivided into two flats. The application relates to 36B Brandon Street, the first floor flat.



The application proposes the erection of a dormer to the rear roof slope, roof lights to the front roof slope and the conversion of the loft space to habitable rooms.

The proposed dormer will have a flat roof at a maximum height of 2.2 m, a width of 5.18m and a depth of 3.3m. It will be set down from the existing ridge by 0.3m, set in from the existing eaves by 0.24m and set in from the side by a minimum of 0.2m.

The dormer will create habitable space to the loft area consisting of a second bedroom with en-suite bathroom. There will be three no windows to the rear elevation, serving the proposed bedroom and en-suite, which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

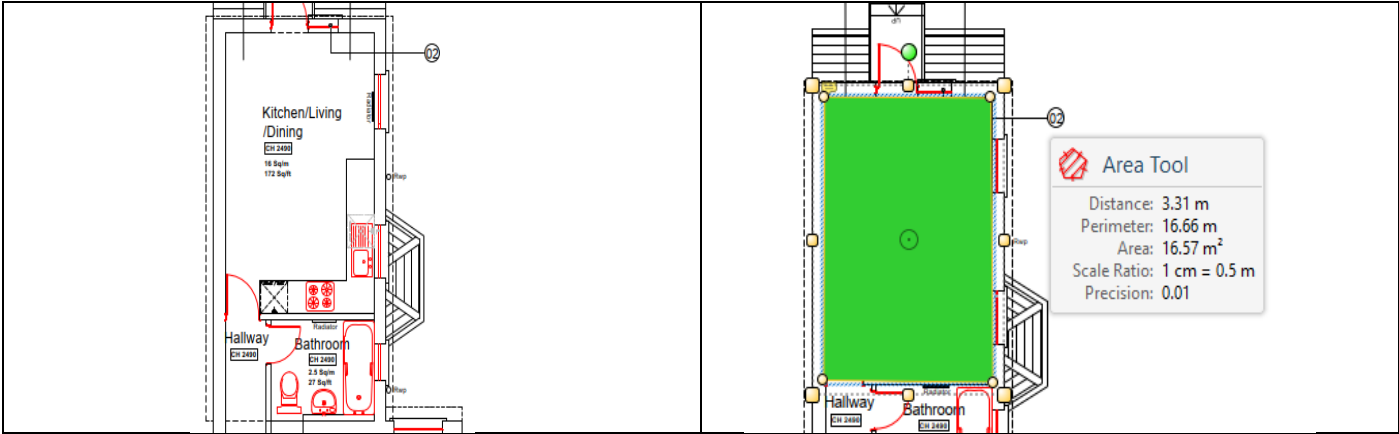
The dormer will be finished with wall tiles to match that of the host roof and Upvc windows.

Therefore, the proposal is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

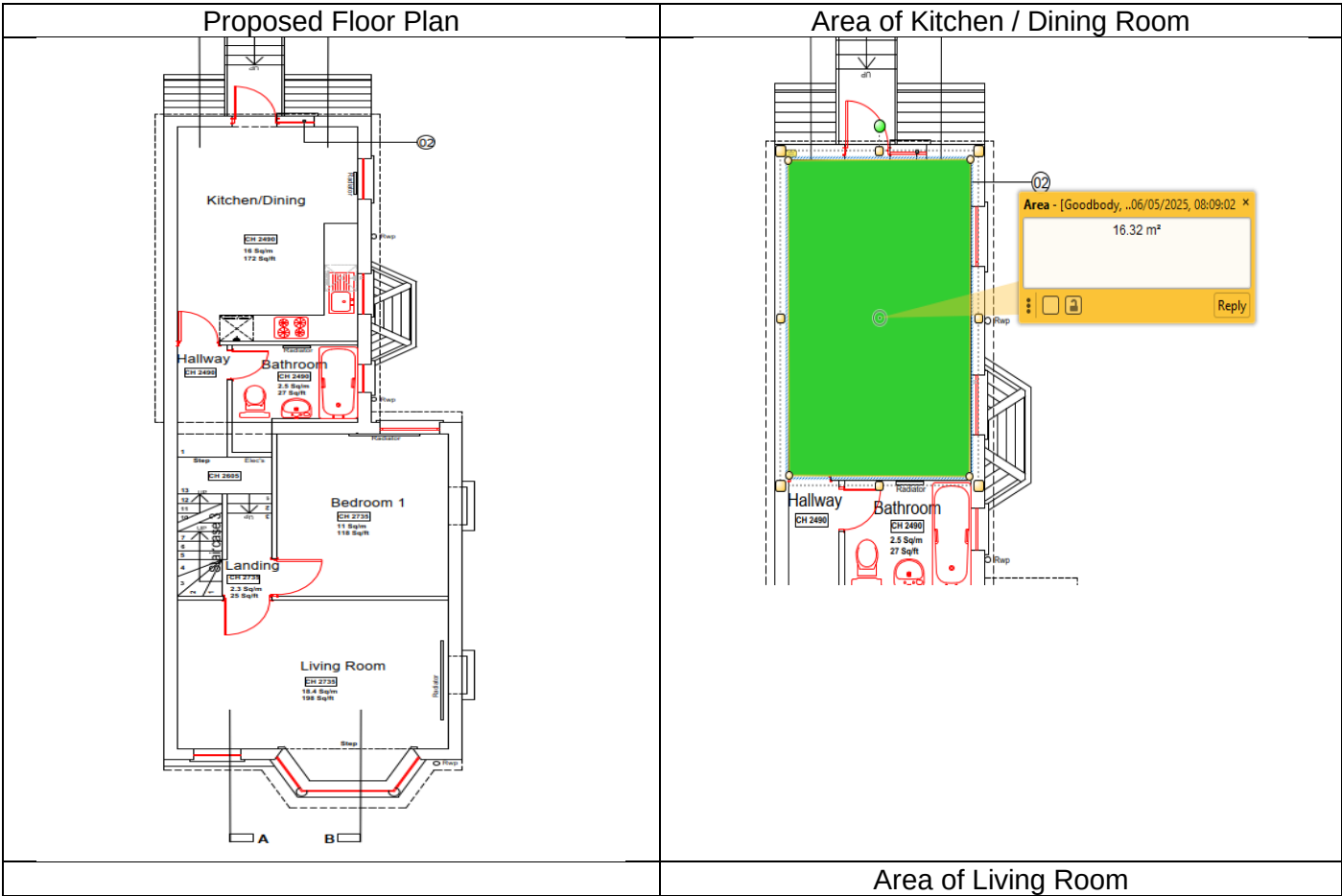
Amenity of Future Occupiers

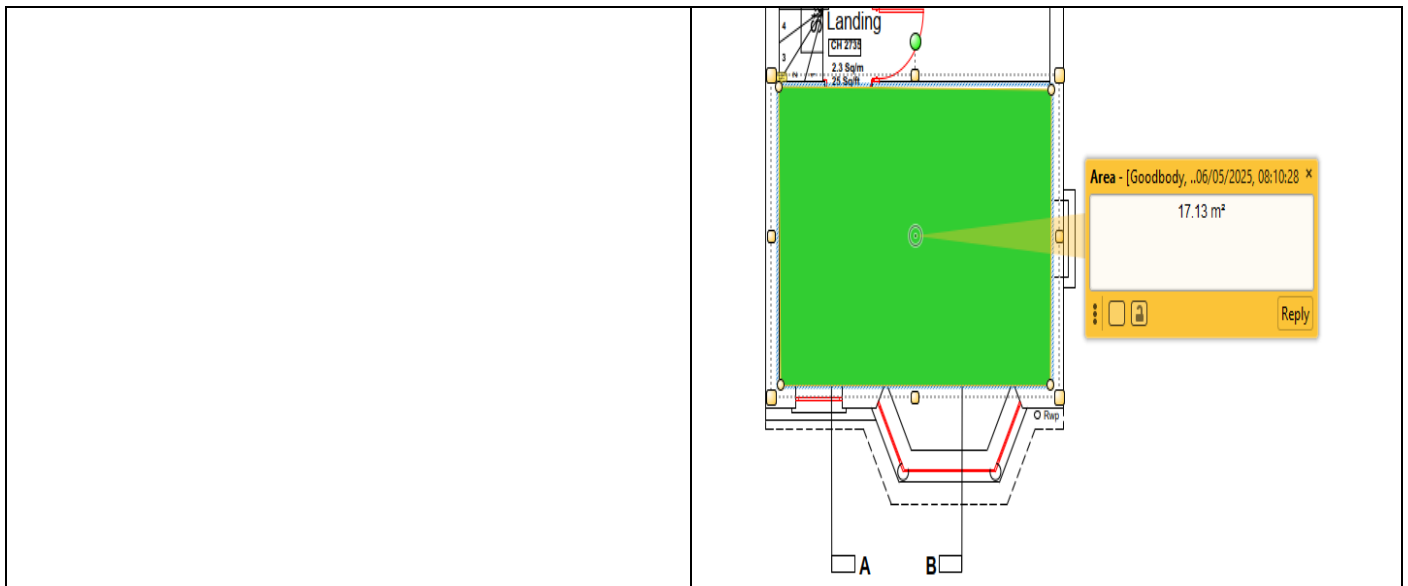
The previous application proposed an increase in bedrooms from two to three and permission was refused as the proposed floor area for the kitchen / diner / living area was substandard and would not provide acceptable living conditions for existing and future occupiers. Post development, the proposed

kitchen/living dining area had an internal floorspace of only approximately 16.57 m sq. Whilst the floorspace was in accordance with recommendations for a kitchen/diner, the proposed room would also incorporate the living area which would require a minimum of 18.0 m sq. Furthermore it is recommended that flats with three or more bedrooms should either provide separate dining areas or floorspaces which are significantly larger than the minimum requirements. The proposed floorplan did not comply with either recommendation.



The current application has removed the inclusion of a third bedroom and now proposes a separate living room to the kitchen/dining area, with both rooms in accordance with the minimum recommended floor spaces, as shown below:





As such the application is considered to have overcome the previous reason for refusal.

As such, the application is considered to be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The application introduces habitable windows to the rear elevation of the proposed dormer. However, due to the distance from neighbouring properties, will not have a detrimental impact on privacy.

Furthermore, due to the distance from neighbouring properties, the proposal is not considered to have a detrimental impact in terms of loss of daylight or loss of outlook.

As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2024.

Parking and Highways

Whilst there is no off-road parking provided at the application site, it is located within a sustainable location in proximity to Gravesend town centre with its associated retail, leisure, community, business and educational facilities. It is also located in proximity to good public transport links. Gravesend train station lies within walking distance of the site and local bus services are available.

Therefore, it is considered that, there are no highways and parking issues in relation to the application.

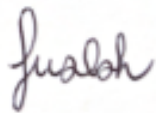
Conclusion

By way of the reconfiguration of the internal layout, the current application is considered to have overcome the previous reason of refusal and as such is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials and will not impact on the amenity of future occupiers or neighbouring properties. Therefore, it is recommended that the proposal is permitted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	6 th May 2025	Dated:	07 May 2025