



Delegated Report

Householder Planning Application

Planning Application No: 20220648

Location: 35 Nursery Grove Gravesend Kent DA11 7BB

Description: Erection of a rear dormer and installation of 3 rooflight windows in the front roof slope.

Applicant: Mr Lee Allford

Site Visit Date: 20.06.22

Submitted Documents/Plans

Application Form;
Drawing No. 1365-01 – Floor Plans – Existing;
Drawing No. 1365-02 – Elevations – Existing;
Drawing No. 1365-03 – Elevations – Proposed;
Drawing No. 1365-04 – Ground Floor and First Floor Plans – Proposed;
Drawing No. 1365-05 – Loft Plan – Proposed;
Drawing No. 1365-08 – OS Plan and Block Plan – Existing; and
Drawing No. 1365-09 – OS and Block Plan – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220535	Application for a Lawful Development Certificate in respect of the proposed construction of a rear dormer in the rear roof slope and 3no. roof lights in the front roof slope.	Certificate Refused	13.06.2022
20060337	Details relating to the siting, design, external appearance and landscaping for phase 1 of the development.	Approval of Details	07.08.2007

Planning History Note

Application 20060337, 'Details relating to the siting, design, external appearance and landscaping for phase 1 of the development' restricts permitted development rights for the property under condition 2, and so planning permission is required for a proposed rear dormer.

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)

- 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

- 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); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments

GBC – Highways Officer

If I'm reading this correctly we have a two bedroom property being converted to a three bedroom property with no on site car parking provision instead relying on a communal area, which is adjacent to the carriageway.

Gravesham Borough Council have out dated maximum car parking standards, so referring to Kent County Council's adopted guidance. A two bedroom property requires one space, whilst three bedrooms would require an average of 1.5 spaces. I doubt a refusal based on lack of parking would be successful at appeal unless there is a significant amount of evidence to demonstrate that on street parking is a problem. Therefore as there are no objections from neighbours on the basis of car parking issues, I have no objections.

However, to comply with SPG4, one secure cycle parking space should be provided.

Neighbouring properties

A site notice displayed 20.06.22, four surrounding properties were consulted and one representation was received.

The representation raised the following concerns with the proposal:

- Invasion of privacy

The above will be addressed in the neighbouring amenity section of this report.

Officer's Analysis

35 Nursery Grove is a two storey mid terraced property located to the north of the highway. The street has a mix of properties including terraced houses, semi-detached dwellings and flats.

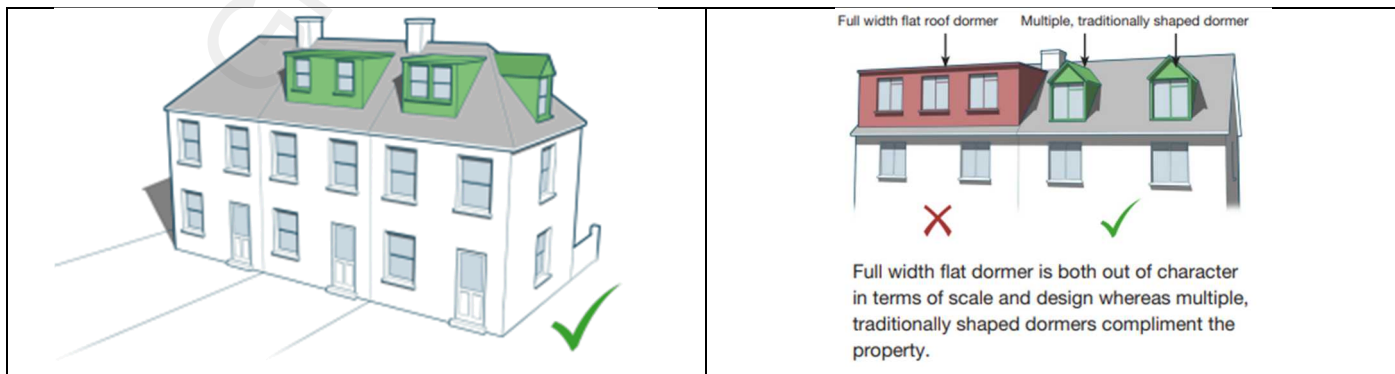


The application proposes the construction of a rear dormer and installation of rooflights in the front roof slope.

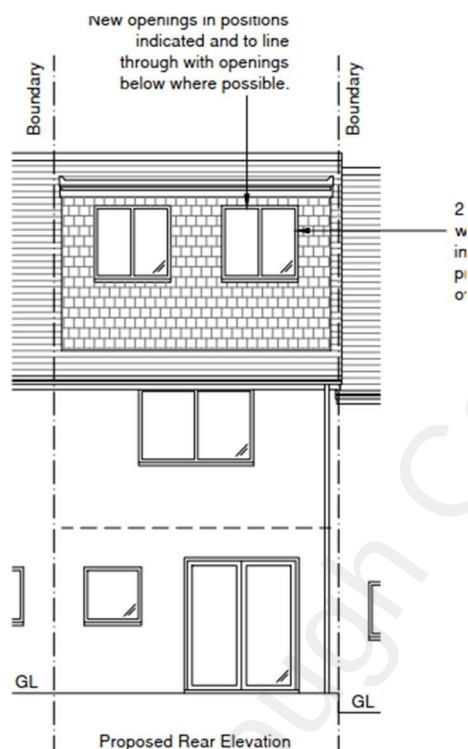
Design, Character and Appearance

The proposed development would make space for an additional bedroom and ensuite and the dormer would have a volume of 21.15m³. The plans indicate that the face and cheeks of the dormer would be tile clad, and that the windows and rainwater goods would match the existing. The plans show that the dormer would be set back 0.60m from the eaves of the existing roof. The proposed materials are considered to be acceptable, however the size and shape of the dormer along with consideration to its setting within terraced properties, is not.

Gravesham's supplementary planning guidance; Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the design expectations of rear roof extensions in section 10.9. It states "dormers should not overwhelm the roof slope within which they are to be placed" and also provides some visual examples of acceptable and unacceptable dormers:



The proposed dormer does overwhelm the roof slope and spans almost the entire width of the roof as shown by the proposed rear elevation below:



Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. 35 Nursery Grove is a 2 bedrooomed mid terraced property, and along with surrounding properties, the permitted development rights for the site have been restricted in view of the restricted size of many of the plots on the estate and in order to maintain a good standard of design to ensure the proper planning of the area. Although it would not be seen from the front, a rear dormer extension would not conserve and enhance the character of the local built environment or integrate well with the surrounding area and would go against the intention of the condition applied to the estate.

Therefore, the proposal is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Amenity of Future Occupiers

The proposed double bedroom at approximately 9.88sqm is under the recommendation set out by Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) and also the Technical Housing Standards – nationally described space standard (2015.) Furthermore, the proposed ensuite is also slightly under the RLG (2020) recommendation of 3.60sqm.

In terms of garden space, the RLG (2020) states a 3 bedroom property should have a minimum garden area of 60sqm and a minimum depth of 10.00m. The garden area is approximately 43.57sqm (including the outbuilding which takes up 8.45sqm), and the garden depth is 9.96m. Therefore, the proposed dormer extension will increase the number of bedrooms creating a substandard garden area and would provide poor amenity for future occupiers.

In conclusion, the proposal fails to safeguard the amenity of future occupiers contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties. A neighbour representation raised concerns around privacy in relation to the proposed rooflights in the front roof slope. The three rooflights in the front roof slope would be unlikely to cause a detrimental impact to privacy and could be conditioned to be fixed shut and obscured if necessary. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

The development would add an additional bedroom to the property and there are no plans, and no scope to provide additional off-street parking to account for the additional bedroom. Although Gravesham's Highways Officer has raised no objection to the proposal, it was noted when visiting the site that the street is narrow, and there is limited parking available, so the development could potentially have a negative impact on the parking provision for the area. However, on balance it is not considered to be contrary to local and national planning policy.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would not pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, the proposed development would not have any archaeological impact.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed dormer is large, bulky, and overwhelms the roof slope. The dormer will be an incongruous addition that is not in keeping with the design for the character of the area. As such, the development is contrary to Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

In addition, the dormer extension increases the number of bedrooms and does not provide any additional off-street parking, which is considerably below recommendations within Gravesham's adopted Supplementary Planning Guidance; SPG 4 - KCC Parking Standards (2006), Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Lastly, the proposed development fails to safeguard the amenity of future occupiers with substandard room sizes and a garden area that fails to comply with Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25th July 2022	Dated:	25th July 2022