



Delegated Report

Householder Planning Application

Planning Application No: 20221180

Location: 3 Bronte View Gravesend Kent DA12 1PX

Description: ****REVISED DESCRIPTION/REVISED PLANS**** Erection of first floor side extension and 3 dormers in the rear roof slope and conversion of the roof space into habitable accommodation.

Applicant: Mr Dabinder Powar

Site Visit Date: 12 January 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 230PD-01 Existing layout, elevations and block plan received 06 April 2023;
Drawing no. 230PD-02 Proposed layout and elevations received 06 March 2023;
Drawing no. 230PD-03 Rev. A Proposed block plan and location plan; and
Supporting Statement dated 06 March 2023.

Superseded Documents/Plans

~~Drawing no. 230PD-01 Existing layout, elevations and block plan received 22 November 2022;~~
~~Drawing no. 230PD-01 Existing layout, elevations and block plan received 06 March 2023;~~
~~Drawing no. 230PD-02 Proposed layout and elevations received 22 November 2022;~~
~~Drawing no. 230PD-03 Proposed block plan and location plan; and~~
~~Supporting Statement dated 20 October 2022.~~

Procedural Issues

Following discussions with the case officer, the proposed development was amended to reduce its size and bulk and the description altered from 'Erection of two first floor side extensions and additional accommodation within the roof space.' to that shown above.

Relevant Planning History

Reference	Description	Decision	Decision Date
19970767	Erection of a single storey side extension to form enlarged sitting room.	Permitted	12.01.1998
19900848	Section 64 determination as to whether planning permission is required for construction of dormer window in the rear roof slope above the existing garage and utility room.	Permitted	08.01.1991
19890061	Repositioning of 1.8m high close-boarded side boundary fence.	Refused	17.03.1989

19870320	Erection of 15 detached two storey dwellings with integral double garages and formation of an access road	Permitted	17.11.1987
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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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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)

Consultations, Publicity and Representations

Environmental Protection Team (Regulatory Services)

No comments.

KCC - Highways & Transportation

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

Neighbouring properties

The application was publicised on two occasions (the first relating to the original proposal and the second relating to the revised proposal) to 12 neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to two storey side extensions (relevant also to first floor side extensions), the Householder Extensions/Alterations Design Guide (2021) highlights that they can have a significant impact on the appearance of the street and that the separation between properties can be part of the character of an area. Specially it states that such extensions should be subservient to the host building, lie behind the main front building line, should not exceed the existing eaves height and be no greater than half the width of the

host building. It also states that the characteristic gaps between properties and the symmetry of pairs of semi-detached homes should not be unreasonably interrupted and that a minimum gap of one metre should be retained between an extension and the flank boundary.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) states that these can have a harmful effect on roofscapes and that they should be set away from the gables, hips, eaves and ridge of a property. Specifically, it sets out that they should be lower than the main ridge line, that dormers should not overwhelm the roof slope within which they are placed and that window design should reflect the position, design and character of lower level windows.

The application site is located in a prominent position on a corner within Bronte View and as such, the front, western side and rear elevations are all widely visible from public viewpoints. It should be noted that, in the area surrounding the site, a number of dwellings have been extended at first floor level in a similar way to that proposed here. As the following images show;



Nos 12 and 14 Bronte View (opposite the site)



No. 2 Bronte View (adjacent to the site)

The proposed external facing materials and windows/doors would match with the existing building. The proposed dormers and would be appropriately located within, and subservient to, the rear roof slope and have windows that broadly match with those in existing in the rear elevation, which would be in line with the Design Guide.

The proposed first floor extension would be less than half the width of the dwelling, would not exceed the existing eaves height and would not reduce the gap to the boundary of the property. However, it would result in a continuation of the existing first floor front building line and would not be subservient to the host building. Therefore the proposal would not be entirely in line with the Design Guide.

Overall, in the context of existing similar extensions and because the design would not look out of character with the existing building or its surroundings, it is considered that the proposal would not be detrimental to visual amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The application property has five bedrooms (it should be noted that the existing first floor office is of a size that is capable of being used as a bedroom and should be counted as such) and as a result of the proposed development, the dwelling would increase to six bedrooms. The existing rear garden area would not be altered and has an area well in excess of the minimum standard for a 4 or more bedroom dwelling.

The Nationally Described Space Standard (2015) requires a minimum area of 7.5 square metres for a single bedroom and 11.5 square metres for a double bedroom. Following the proposed development, bedrooms 1, 2 and 3 and the first floor room shown as an office would not be subject to any change in layout and would have areas of 13.5, 8.8, 11.3 and 8.6 square metres respectively. Bedroom 4 would be increased in size from 11.1 to 14.8 square metres and bedroom 6 would have an area of 21.5 square metres. Therefore it is considered that the proposed bedroom layout would be acceptable and meet the minimum requirements of the Nationally Described Space Standard (2015).

The proposed development would improve the living conditions for future occupiers and sufficient rear garden would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 2 and 4 Bronte View (located to the east and south respectively). Nos. 7 to 14 Bronte View are located across the roadway to the west and north. Nos. 5 and 6 Bronte View are located to the south.

The proposed development would result in various alterations to the fenestration of the application property;

- 1 new first floor window (to bedroom 4) in the front elevation at the eastern end, facing no. 14 Bronte View's front elevation.
- The dormer window to bedroom 4 would become an en-suite window in the rear elevation, be larger and set further back and face the side elevation of no. 4 Bronte View.
- 3 new dormer windows (2 bedroom and 1 en-suite) in the rear elevation facing the side elevations and front gardens of nos. 4 and 5 Bronte View.

In terms of overlooking impacts, no. 14 Bronte View has a privacy distance of some 22 metres and therefore its occupants would suffer no loss of privacy. Nos. 4 and 5 Bronte View each have one first floor side ensuite window facing the application site, which are non-habitable rooms. As such, there would be no loss of privacy for either property's occupiers.

In order to ensure the privacy of neighbouring and future occupiers, all bathroom and en-suite windows would be conditioned to be obscure glazed in any planning permission granted.

No windows would face no. 2 Bronte View, but in order to prevent a future loss of privacy, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevation of the proposed first floor extension.

Due to the increase in height and bulk of the proposed side elevation, there would be some adverse overbearing and overshadowing impacts to the first floor ensuite window in the side elevation, and the bedroom window in the rear elevation, of no. 2 Bronte View. However due to the separation between the properties and their orientation and to the fact that the side window is for a non-habitable room, these impacts would not be so significant as to warrant a refusal of planning permission.

No neighbour representations have been received.

Due to the design of the proposed development and to the layout and orientation of the other surrounding properties, there would be no adverse overshadowing or overbearing impacts to any other occupiers.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property has five bedrooms and on-site parking for five vehicles (in two integral garages and on the site frontage). The proposed development would result in the building increasing to six bedrooms, with no loss of the existing car parking provision.

As a four or more bedroom property, the adopted Vehicle Parking Standards require a maximum provision of three parking spaces. However it is noted that the Highway Authority have more recent guidance that requires a minimum of two spaces to be provided for a four bedroom property in a suburban area.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the

site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within Groundwater Source Protection Zone 1, an area of multi-period archaeological potential and a smoke control area. However, as the proposed development would be at first floor level and no groundworks would occur, then it is considered that there would be no adverse impacts to archaeology or groundwater. With regard to the smoke control area, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

No further openings in flank elevation

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	06 th April 2023	Dated:	06 April 2023