



Delegated Report

Householder Planning Application

Planning Application No: 20250024

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 13/01/2025;
OS Plan;
Block Plan – Existing;
Dormer Measurements;
Drawing Number 003 (Loft and Roof Plan – Existing);
Drawing Number 002 (Ground and First Floor Plan – Existing);
Drawing Number 005 (Side and Front Elevations – Existing);
Drawing Number 004 (Section AA and BB – Existing);
Drawing Number 006 (Rear and Side Elevation – Existing);
Drawing Number 015 (Loft and Roof Plan – Proposed);
Drawing Number 014 (Ground Floor and First Floor Plan – Proposed);
Drawing Number 016 (Section AA and Section BB – Proposed);
Drawing Number 013 (Block Plan – Proposed);
Drawing Number 017A (Front and Side Elevations – Proposed); and
Drawing Number 018A (Rear and Side Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240496	Erection of a single storey side extension.	Permitted	16.08.2024
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

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)

- P3 – Vehicle Parking Standards

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

10 surrounding properties were consulted and a site notice was displayed on 20.01.2025 and a Press Notice on 23.01.2025. No comments were received and the consultation period ended on 14.02.2025.

Preliminary Matters

Previous application 20240497 for the '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' was refused on the following grounds:

The proposed development would result in an incongruous, bulky and disproportionate addition to the property which would be detrimental to the character of the existing building and surrounding area. As such, the proposal is considered to be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), and Section 12 of the National Planning Policy Framework (2023).

The proposed development would fail to provide a satisfactory level of residential amenity for future occupiers due to insufficient levels of internal living space. The development would therefore fail to meet

the tests set out in the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Technical Housing Standards - nationally described space standard (2015).

The current application looks to overcome these issues.

The previous application was also refused on the grounds below:

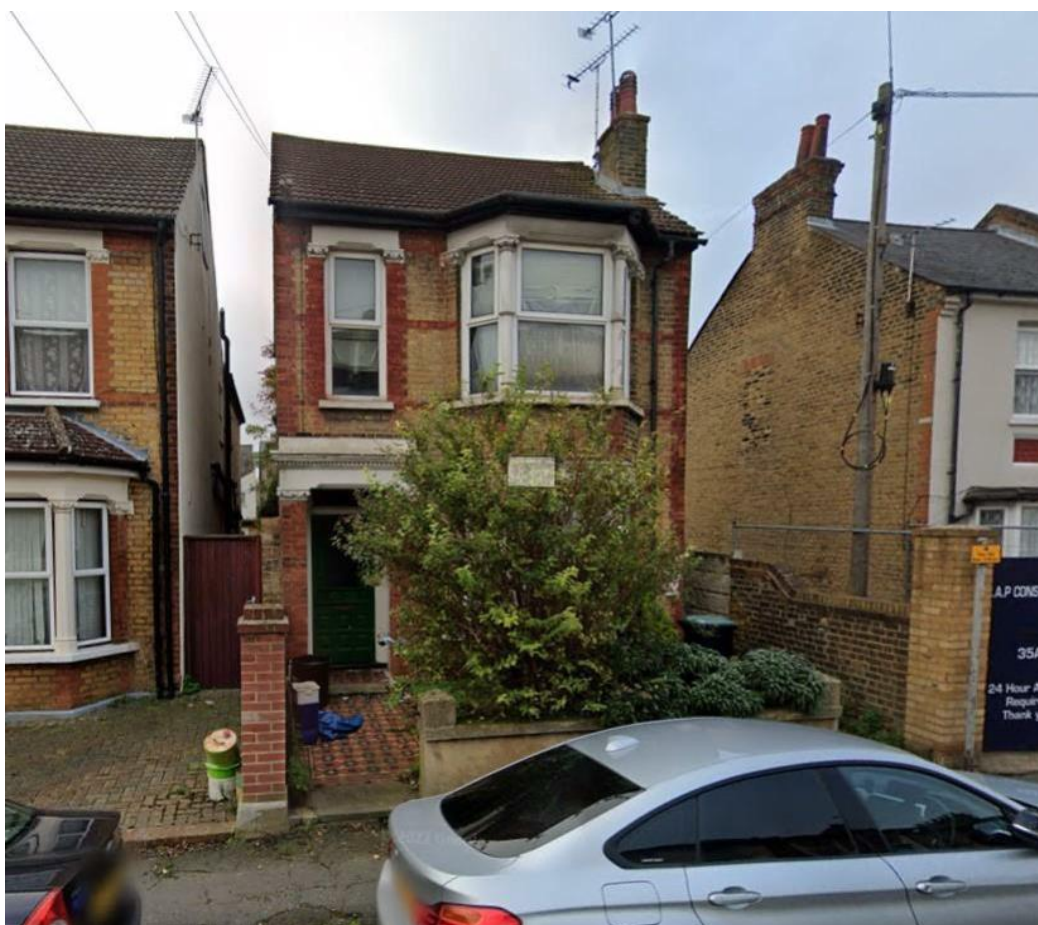
The applicant has failed to provide any ecological evidence to inform a habitat regulations assessment to address the impact of the proposed development on the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) or offered a financial contribution towards the identified mitigation measures to address the impact of the development on the SPA/Ramsar site. The proposal is therefore contrary to Policy CS12 of the Gravesham Local Plan Core Strategy (2014) which seeks to ensure that detrimental effects on the integrity of SPA/Ramsar sites are avoided, and also contrary to Paragraphs 186 and 187 of the National Planning Policy Framework (2023).

The current application looks to increase the size of the existing first floor flat and does not propose the creation of a new flat. As such, the above grounds for refusal is irrelevant to the current application and is not required to be assessed in the following report.

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.

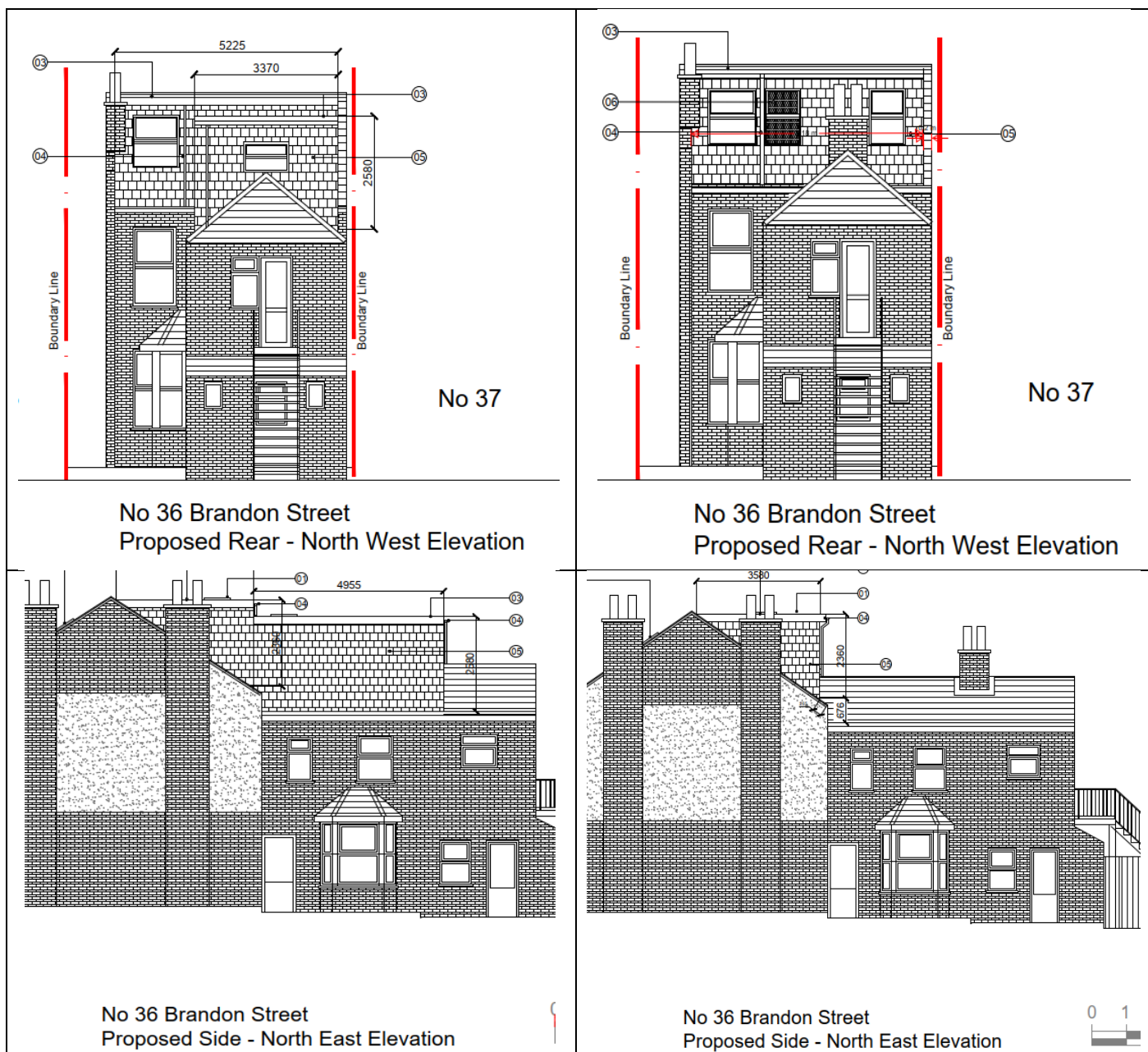
The dormer will create space of habitable roof to the loft area consisting of a third bedroom with en-suite bathroom. There will be three no windows to the rear elevation, serving the proposed bedroom and en-suite, which will be conditioned to be obscure glazed to Pilkington Level 3 or above.

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

Previous application 20240497 proposed a dormer to the rear roof slope and additionally a dormer to the roof of the existing outrigger and was refused as the development was considered to be an incongruous, bulky and disproportionate addition to the property which would be detrimental to the character of the existing building and surrounding area.

The current application has removed the additional dormer to the outrigger and as such has significantly reduced the size of the development, as shown below:

Refused Application 20240497	Current Application 20250024
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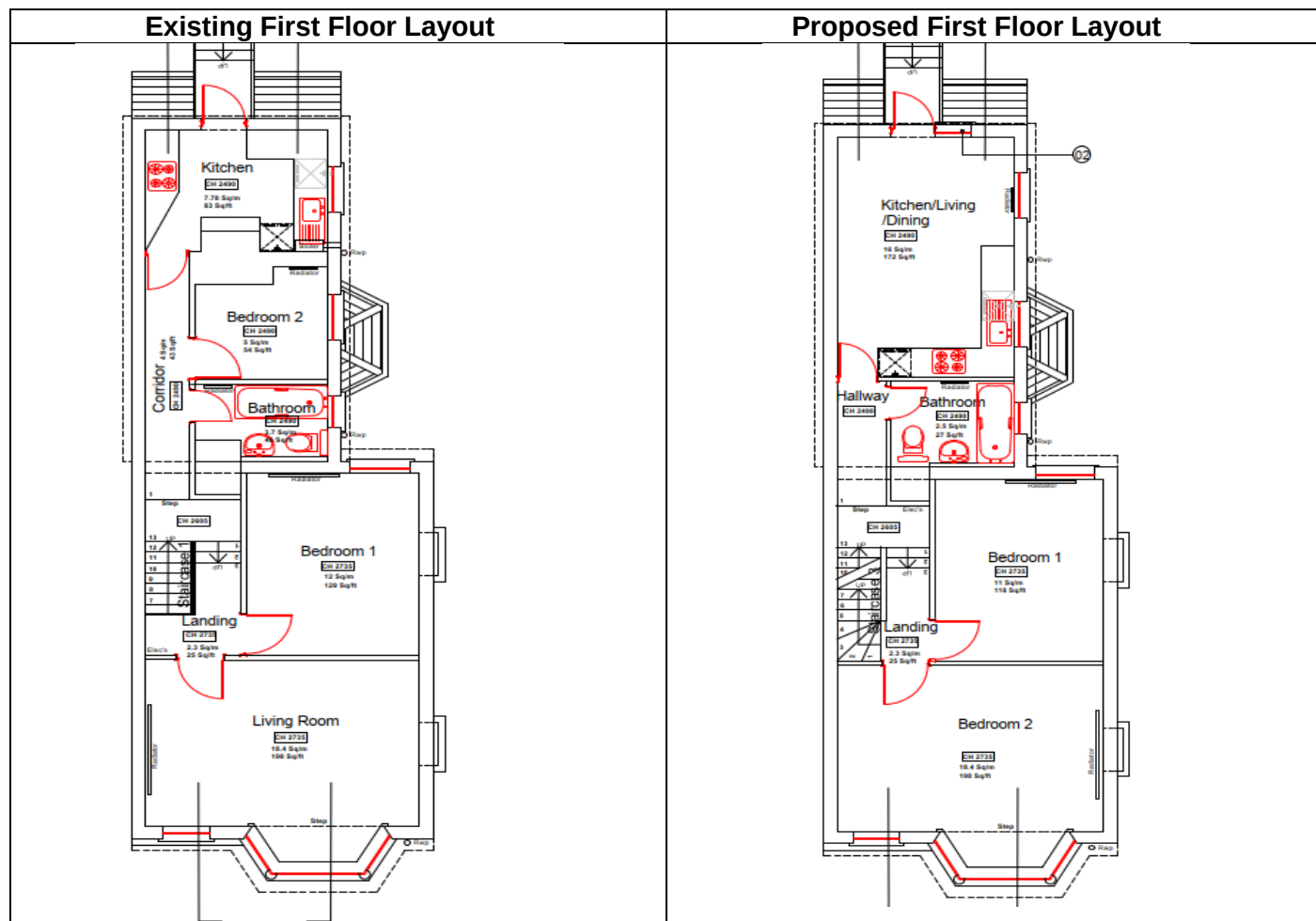


As such, by virtue of the removal of the second dormer to the outrigger roof slope, the proposal is considered to have overcome the previous reasons for refusal and therefore is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The previous application was refused as the proposal failed to meet the minimum requirements for gross internal floor areas as set out in the "Technical housing standards – nationally described space standard" and as such would not provide a satisfactory level of amenity for future occupiers of the development.

The current application has removed the proposal for the additional flat and alternatively has increased the number of bedrooms to the existing 36B Brandon Street from two to three and as such proposes an internal reconfiguration to the first floor as shown below:



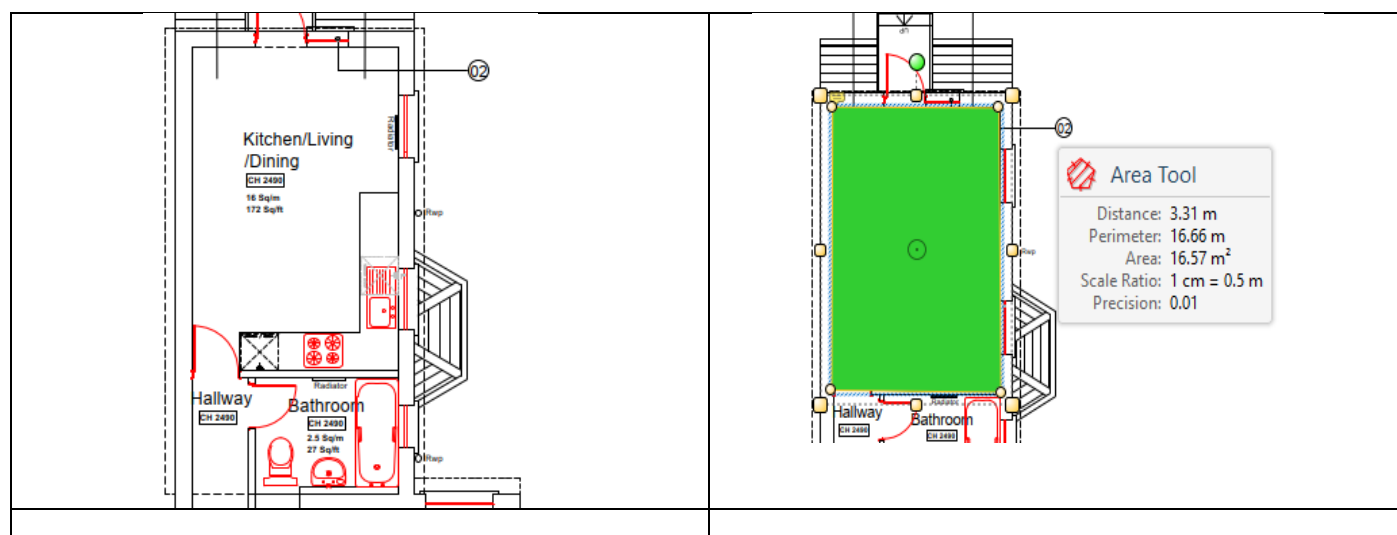
Gravesham's Residential Layout Guidelines state that;

'Table three (below) provides guidance on floor areas which would be acceptable, from a planning point of view, for typical rooms. Units with three or more bedrooms will be expected to have separate dining facilities, or be provided with kitchen/diners or lounge/diners which are significantly larger than the minimum floorspace requirements.'

Table 3

Function of room	Floorspace
Double bedroom	11.2 sq. m.
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom & WC	3.5
Bathroom only	2.8
WC only	1.3
Bedsits (including Kitchen/bathroom/WC)	30.0
Hallways & landings	900mm width

Post development, the newly proposed kitchen/living dining area will have an internal floorspace of approximately 16.57 msq:



Whilst the floorspace is in accordance with recommendations for a kitchen/diner, the proposed room will 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 does not provide either requirement.

Therefore it is considered that the proposed floor area for the kitchen / diner / living area is substandard and 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 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, they 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

Whilst, the application has addressed the previous ground of refusal in terms of the incongruous design, 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.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	4 th March 2025	Dated:	5th March 2025