



Delegated Report

Householder Planning Application

Planning Application No: 20240969

Location: 5 Upper Avenue Istead Rise Gravesend Kent

Description: Retrospective application for the installation of a first floor dormer to front roof slope.

Applicant: Mr. Jandoo

Site Visit Date: 7th January 2025

Submitted Documents/Plans

- Application Form
- Drawing No: 13 (Existing Elevations)
- Drawing No: 03 (Pre Existing Elevations)
- Drawing No: 12 (Existing Elevations)
- Drawing No: 10 (Existing/Proposed Block Plans)
- Drawing No: 11 (Existing Floor Plans)
- Drawing No: 10 (Existing Elevations)
- Drawing No: 01 (Existing Floor Plans)
- Drawing No: 02 (Pre Existing Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20231083	Application for a Lawful Development Certificate in respect of the proposed dormer extension in the rear roof slope.	Certificate Granted	22.11.2023

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to xx surrounding properties. The consultation period expired on 10.12.2024 and no comments were received.

Analysis

Proposal

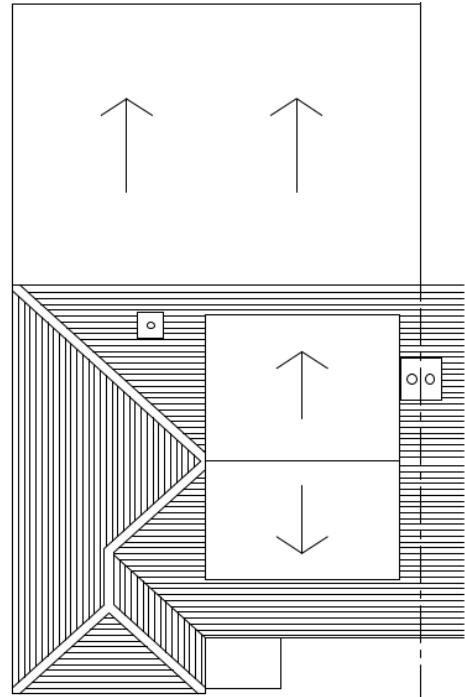
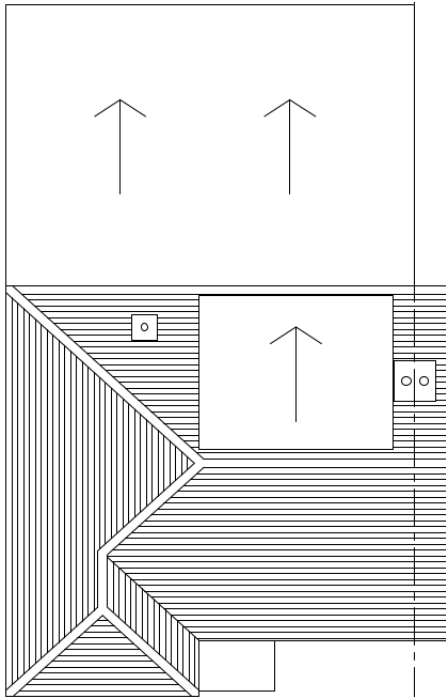
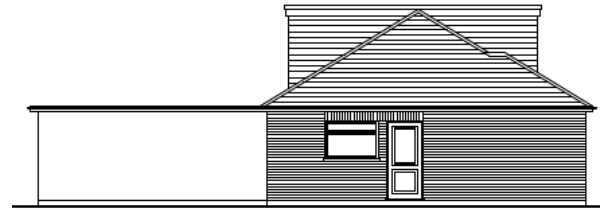
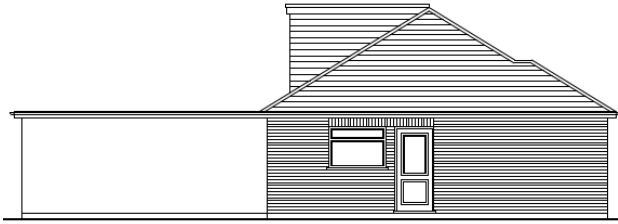
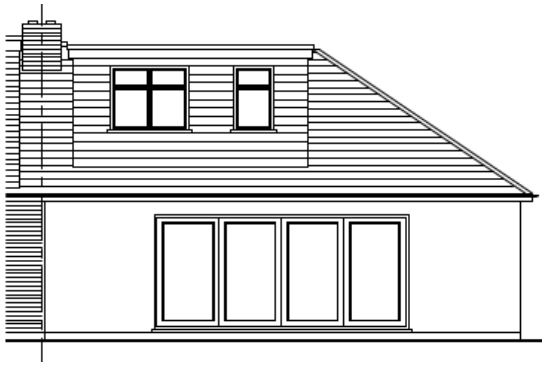
The proposal is a retrospective application for the erection of a front dormer.

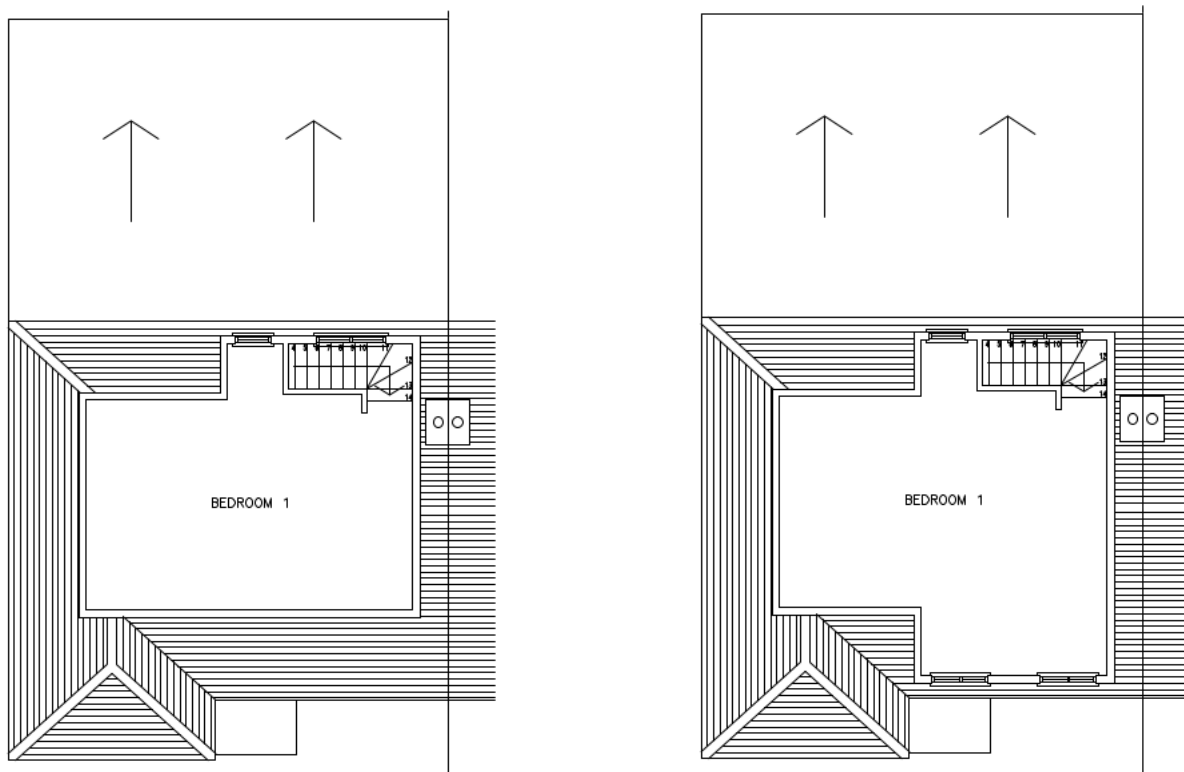
Pre Existing



Existing as Built







Background

An LDC for the erection of a rear dormer was granted under 20231083 on 22.11.2023 and it would appear that at the time of constructing the rear dormer the applicant also constructed a front dormer which requires planning consent.

Below image shows the site prior to the erection of a front dormer.



Below image shows the site as built



Character and Appearance

The application site is a semi detached bungalow situated within the rural village of Istead Rise which is a rural settlement inset from the greenbelt.

The properties surrounding the application site comprise mainly semi detached bungalows and there are a number of similar front dormers erected within the vicinity. The attached bungalow has a front, side and rear dormer erected which is higher in height and exceeds the ridge of the main dwelling.



The dormer as built also is erected above the ridge of the main dwelling, however it is still lower than that of the neighbouring property. Generally such development is not considered favourable, however given that there are other examples of such development within the vicinity and at the neighbouring property, the dormer is not deemed to be so harmful to warrant a refusal.



Below are examples of dormers within the vicinity.



On balance the proposed front dormer is not considered to be so harmful to warrant a refusal and is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant garden space will exceed the minimum requirements for a three bedroom dwelling and so the proposal adequately safeguards future occupant amenity and is compliant with the requirements of SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed front dormer is not liable to result in any loss of light or outlook to neighbouring properties. Furthermore, there are no concerns relating to a loss of privacy. The proposal adequately safeguards the amenity of neighbouring occupants and is compliant with SPG2- Residential Layout Guidelines 2020.

Parking and Highways

There is adequate parking to the property frontage to accommodate off road parking to meet the needs of the development. The proposal complies with SPG4 – KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography with open arable fields, the Istead Rise modern housing development and clusters of properties and farmsteads.

Policy CS12 of the Gravesham Core Strategy 2014 seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that the proposed extensions, due to the sites location within the rural settlement, will not detrimentally impact on the landscape.

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	05.03.2025	Dated:	5th March 2025