

Delegated Report

Householder Planning Application

Planning Application No: 20230447

Location: 18 Lesley Close Istead Rise Gravesend Kent

Description: Conversion of loft space to form habitable rooms with front and rear dormers, extension of front parking and internal alterations.

Applicant: Mr P Harding

Site Visit Date: 15 June 2023

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 73-PL-100 Rev. A Existing layout and elevations;
Drawing no. 73-PL-101 Rev. A Proposed layout and elevations;
Drawing no. 73-PL-10 Rev. A Existing and proposed block plans; and
Drawing no. 73-PL-1000 Rev. A Site location plan.

Superseded Documents/Plans

Drawing no. 73-PL-101 Rev. A Proposed layout and elevations;
Drawing no. 73-PL-10 Rev. A Existing and proposed block plans; and
Drawing no. 73-PL-1000 Rev. A Site location plan.

Procedural issues

Following a request from the case officer, the drawings were amended to show both the existing and proposed car parking layouts and to more accurately illustrate the proposed rear dormer.

Relevant Planning History

None.

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
- 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

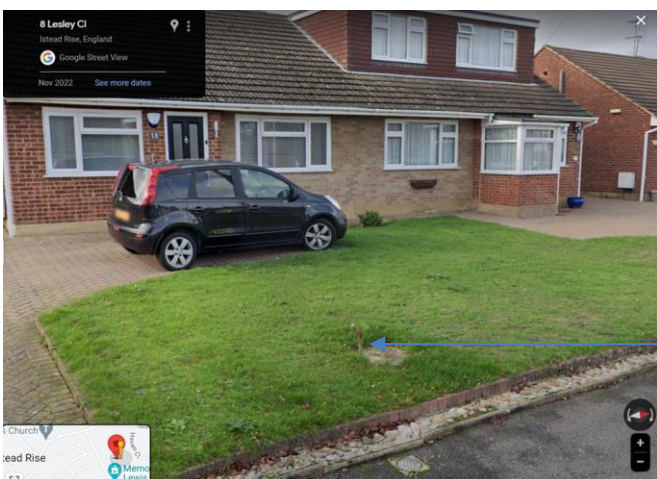
- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – nationally described space standard (2015)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- KCC Residential Dropped Kerb Guidance and Self-Assessment May 2023

Consultations, Publicity and Representations

GBC Highways Officer

I have no highway objections to the proposal, providing the new driveway is constructed from a bound permeable material so no surface water or other material reaches the highway.

Please note, there is something strange in the front garden as shown on the November 2022 Google Street View image;



Pipe emerging from the ground adjacent to a manhole.

This is very strange and does appear to be repeated at number 8. It is recommended the applicant should fully explore why this pipe is there before proceeding further. Given the property already has the benefit from a garage and a parking space, no additional parking would be required with the increase in bedrooms.

With two additional bedrooms, two secure parking spaces should be provided to comply with adopted

vehicle parking guidance.

Neighbouring properties

The application was publicised by a site notice and to eight neighbouring properties by letter. One representation has been received and is summarised as follows;

- Adverse overlooking impacts from rear dormer to bedroom windows in properties in Lewis Road.
- The proposal is not in keeping with the local area.
- A previous planning application to build a second storey at no. 21 Lewis Road was refused.

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 rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

For front roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out, where there is not an existing established character of such development, front dormers will generally be unacceptable.

The proposed rear dormer would be wide, with a flat roof but would be just about subservient to the existing roof. The fenestration would not match existing but it would have materials that would match with the existing building and by virtue of its location at the rear, the dormer would not be widely visible.

The proposed front dormer would also be wide, with a flat roof but would be just about subservient to the existing roof. The materials and fenestration would match existing. There are various examples of similar existing front dormers in the street scene, including the adjoining dwelling and nos. 5, 6, 25 and 26 Lesley Close. Therefore, the proposal would not look out of place and would be in keeping with the character of the surrounding area.

The proposed widened parking area would increase the extent of hardstanding at the application site but the visual impact would be softened by the inclusion of a landscaped area. Details of the proposed landscaping have not been provided but a condition can be attached to any planning permission granted to require them. As such, the proposed alterations to the site frontage would have no adverse design considerations.

The application site is located in the Instead Arable Farmlands Landscape Character Area (LCA) and as such, Policy CS12 of the Local Plan Core Strategy is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse

impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedrooms would exceed the minimum floor area requirements for a double bedroom in the NDSS and there would be no alteration to the existing garden, which exceeds the requirements for a dwelling with three bedrooms in the RLG.

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

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers and to avoid adverse environmental impacts from pollution, including noise, air, odour and light pollution. In this regard, the NDSS and the RLG are relevant.

The closest residential properties to the application site are nos. 17 and 19 Lesley Close (located to the south and north respectively). Nos. 19, 21 and 23 Lewis Road are located to the south west and nos. 9, 10 and 11 Lesley Close are located to the north east, across the roadway.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

The windows in the proposed rear dormer would be at least 26 metres from the rear boundary of nos. 19, 21 and 23 Lewis Road and the windows in the proposed front dormer would be at least 26 metres from the front elevation of nos. 9, 10 and 11 Lesley Close. Therefore, there would be no adverse overlooking impacts to the occupiers of these properties.

The proposed first floor bathroom window in the side elevation of the application property would face the side elevation of no. 17 Lesley Close (where a ground floor, obscure glazed window is located). As a bathroom, the proposed window would be conditioned to be obscure glazed and as such, there would be no adverse overlooking impacts.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

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

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 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The application property has one bedroom and on-site parking for two/three vehicles. The proposed development would result in the building increasing from one to three bedrooms and a widened frontage parking area being provided (capable of accommodating two vehicles). The GBC Highways Officer has not raised an objection to the proposed development.

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces and according to the KCC Residential Dropped Kerb Guidance and Self-Assessment document, parking spaces located perpendicular to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage. The proposed development would exceed these requirements.

The widened frontage parking area would require a new dropped kerb (which can be the subject of a planning condition) and may adversely impact on a pipe/drain in the front garden (which can be the subject of a planning informative).

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 P5 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3 and is in close proximity to a gas pipeline (along the site frontage). However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater, archaeology or gas infrastructure. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994. The applicant should be made aware of the gas pipeline via an informative on any planning permission granted.

There is a Southern Water sewer within the rear garden of the application site but as no groundworks are proposed at rear, then there would be no adverse impacts. The applicant should be made aware of the sewer via an informative on any planning permission granted.

A local resident has raised a number of concerns, the majority of which have been covered in the above discussion. The outstanding issue is that a previous planning application to build a second storey at no. 21 Lewis Road was refused. That application (reference 19750625) was for the formation of two bedrooms in the rear roof space and was refused because it would not have retained the existing roof slope and would have resulted in an ill-proportioned building, detrimental to visual amenity. Therefore, it is not directly comparable to the proposed development. In any event, the current application must be judged on its own merits.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Landscaping

Materials to match existing

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

Provision of dropped kerb

Retention of widened frontage parking area

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out

above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20th July 2023	Dated:	21 July 2023