



# Delegated Report

## Householder Planning Application

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|------------------------|----------------------------------------------------------------------|
| <b>Application No:</b> | 20211289                                                             |
| <b>Location:</b>       | 37 Haynes Road, Northfleet, Gravesend, Kent, DA11 7HL                |
| <b>Description:</b>    | Erection of a front dormer to facilitate access into the roof space. |
| <b>Applicant:</b>      | Ms Catherine Wilcocks                                                |
| <b>Site Visit:</b>     | N/A Desktop Assessment                                               |

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### Submitted Documents/Plans

Application Form - dated 06/10/2021;  
Ordnance Survey Site Location Plan (scale - 1:1250);  
Drawing no. W0014 - Loft Plan (proposed);  
Drawing no. W0101-A - Proposed Side Elevation;  
Drawing no. W0102-A - Existing Side Elevation;  
Drawing no. W0103 - Existing First Floor Plan;  
Drawing no. W0104-A - Proposed Front Elevation;  
Drawing no. W0105-A - Existing Front Elevation;  
Drawing no. W0106 - Block Plan (proposed);  
Drawing no. W0107 - Proposed First Floor Plan.

### Relevant Planning History

| Application No. | Description                                                                                                                                                                                                                                     | Status  | Decision   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|
| 20201361        | Demolition of one existing outbuilding and erection of part single storey and part two storey rear extension, hip to gable loft conversion with dormer to the rear and Velux window at the front, converting the roof space to habitable rooms. | REFUSED | 11.03.2021 |

### 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)

- Section 2 - Achieving Sustainable Development
- Section 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
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extension/Alterations Design Guidance SPD (2021)

### **Consultations, Publicity and Representations**

#### Consultees

*KCC - Heritage* - I have no comments to make on archaeological matters.

*GBC - Highways Officer* - I am unable to determine the proposed use of the loft space, if it were to become a bedroom it would change the property from a three to a four bedroom dwelling.

Gravesham Borough Council have maximum parking standards, whilst Kent County Council as Highway Authority have minimum requirements in suburban areas. The County's guidance suggests that 1.5 spaces should be provided for a three bedroom dwelling whilst 2 should be provided for 4.

Given there is an access to the rear of the property ideally a parking space should be provided in the rear garden wired to accept a future electric vehicle charging point, but I have no policy or guidance to insist on this.

If the loft can be used as bedroom then guidance would suggest secure cycle parking should be made to comply with the requirements of SPG4 issued by Kent County Council and adopted by Gravesham Borough Council. The requirement being one cycle space should be provided per bedroom for houses.

#### Neighbouring properties

Eleven surrounding properties were consulted and no representations was received. The consultation period expired 14<sup>th</sup> January 2022.

## Officer's Analysis

### Design, Character and Appearance

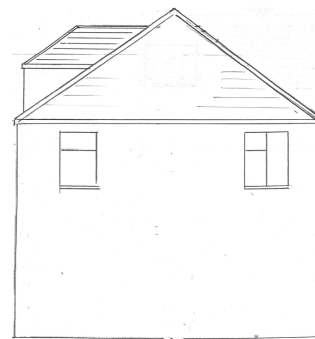
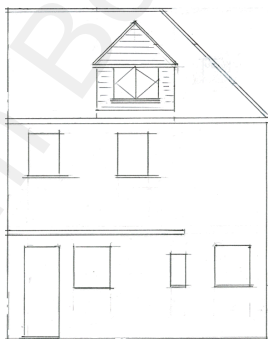
37 Haynes Road is a semi-detached, two storey property. The property is located within the urban boundary and in an area that is characterised by a mix of houses, including both semi-detached and terraced properties. The application property is located on the south-eastern side of Haynes Road. The frontage is hard paved for use as a driveway with space for two vehicles.



Google Street View (May 2018)

This application proposes the erection of a front dormer window. The dormer will have a pitched roof design and is positioned centrally on the roof, with a small velux window included to towards the shared boundary line. The dormer will have the following dimensions:

- Depth - 3m
- Width - 1.8m
- Height (max) - 2.1m
- Height (eave) - 1m



The erection of dormer extensions on the front of a property are generally not supported by the Local Planning Authority. The Council's 'Householder Extensions/Alterations Design Guidance SPD (2021)' discusses front roof extensions and states that *"it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene"*.

It is acknowledged that some other properties within the street scene have undertaken similar front dormer extensions. This was discussed in a pre-application enquiry submitted for 'the erection of a single storey rear extension, hip-gable roof enlargement and erection of front and rear dormers' (PRE20210287). The pre-application response commented on the front dormer, stating that *"this is not a common feature within this area. However, it is noted that two similar proposals have been previously approved by the Council. In July 1991 a front dormer was approved at no. 15 Haynes Road (Gravesham planning reference 19910338). In addition, in May 2006 a front dormer was approved at 61 Haynes Road (Gravesham planning reference 20060189). In light of these examples and in the interests of consistency, the Council would not raise objection to the provision of a modest sized dormer within the front roof slope of no. 37 Haynes Road."*

The pre-application response concluded that the principle of a small front dormer extension to the property

would be acceptable in terms of consistency. However there are only two other properties within the wider street scene with front dormers and as stated within the pre-application *"is not a common feature"*. As such, a front dormer extension could be seen to conflict with Gravesham's Householder Design SPD (2021) given that there is not an existing established character of such forms within the area. Secondly, these permissions were granted in 1991 and 2006 and were determined under historic planning policies, which have been updated and replaced by Gravesham's Local Plan Core Strategy (LPCS) (2014). Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive, that also conserves and enhances the character of the local built and natural environment and integrates well with the surrounding area. As such, notwithstanding the pre-application response, it is important to determine whether the front dormer would be acceptable and have a minimal impact on the street scene, as the Council is not looking to actively encourage such a design feature.

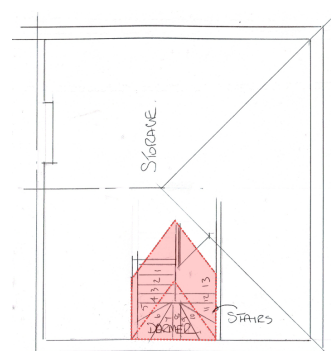
The dormer is small and has a hipped roof design, which reduces its perceived bulk. In addition, the pitch of the dormer roof will match that of the main building and will be constructed using matching materials. It is of a similar size to the other front dormers in the street scene, however the hipped design proposed is considered to reduce its impact. Therefore on balance, the front dormer is not considered to have a significant impact on the character of the host dwelling by virtue of its size and design strategy, and will not have a significant impact on the wider street scene.

The front dormer will provide head height to accommodate a stairwell into the loft. The loft is shown to be used for storage, however it is understood from discussions with the Agent that the long term intention will be to utilise permitted development rights to extend the loft area further through hip-gable and a rear dormer. Despite this information, it is not a consideration for this application which is solely for the front dormer extension to facilitate access to the loft space.

Although front dormer extensions are not part of the established character of the street scene, the proposed dormer is not excessive in size and has been designed with a hipped roof that reduces perceived bulk. The two existing front dormers within Haynes Road serve to further reduce the impact on the character of the area. Therefore, the extension hereby proposed is not considered to significantly harm the appearance of the property or the street scene, and is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

#### Amenity of Future Occupiers

The development hereby proposed will safeguard the amenity of future occupiers. The dormer will create head height for the staircase up to a storage area. The loft plan demonstrates that there will be no habitable rooms created in the loft as a result of this application (see screenshot). As there are no other windows serving the loft space this space would not be suitable for use as a habitable room. Gravesham's Residential Layout Guidelines (RLG) (2020) requires habitable rooms to receive good levels of natural lighting and ventilation, which would not be achieved in the loft space proposed.



However as the loft area will be utilised for storage and the dormers will provide head height for the staircase, there is no impact on the amenity of future occupiers and the application is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

#### Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of loss of light, overlooking, outlook or sense of enclosure. The front dormer will be approximately 25m from the closest neighbours windows across Haynes Road, which accords with the window-window distance set out in Gravesham's Residential Layout Guidelines (RLG) (2020).

## Parking and Highways

There are no parking or highway issues related to this proposal. The property has sufficient space on the driveway to accord with Gravesham's adopted parking standards (SPG 4) (2006).

## **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

The front dormer is not excessive in size and has been designed with a hipped roof which serves to reduce perceived bulk. Although not forming an established character within the street scene, there are other front dormers in the area and this limits the potential impact of the development further. It will be constructed using matching materials and provide headspace for accessing loft storage. There are no impacts on neighbouring amenity or highways.

Therefore, it is recommended that permission is granted.

## **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                      |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 10 <sup>th</sup> February 2022                                                      | <b>Dated:</b>       | 10 February 2022                                                                     |