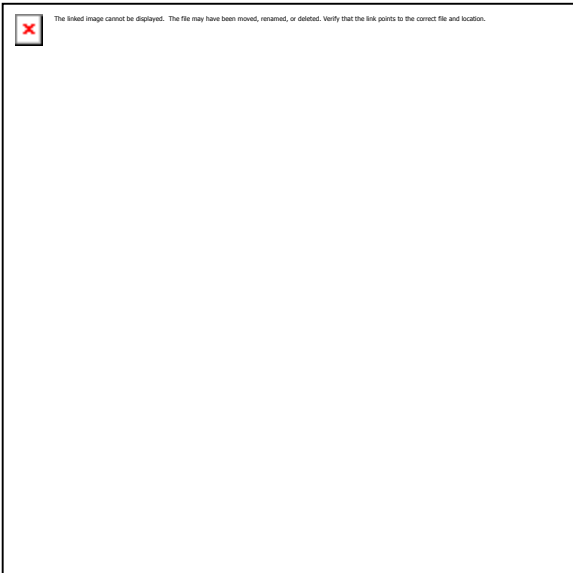




Delegated Report

Householder Planning Application

Planning Application No: 20220602

Location: 26 St Georges Crescent Gravesend Kent DA12 4AR

Description: REVISED Conversion of loft to habitable rooms with a hip to gable alteration, rear dormer and sky light window in front roof slope.

Applicant: Mr S Singh

Site Visit Date: 07/07/2022

Submitted Documents/Plans

- Application Form
- Drawing No: FV-2022-3A (Site Location Map, Existing/Proposed Plans)
- Drawing No: FV-2022-01-C (Existing/Proposed Plans & Roof Plans)
- Drawing No: FV-2022-2 (Existing/Proposed Elevations)
- ~~Drawing No: FV-2022-01 (Existing/Proposed Plans & Roof Plans)~~
- ~~Drawing No: FV-2022-3 (Site Location Map, Existing/Proposed Plans)~~
- ~~Drawing No: FV-2022-01-A (Existing/Proposed Plans & Roof Plans)~~

Relevant Planning History

No relevant planning history.

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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision Making
- 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)

Consultations, Publicity and Representations

KCC - Heritage Conservation

No comments received.

Neighbouring properties

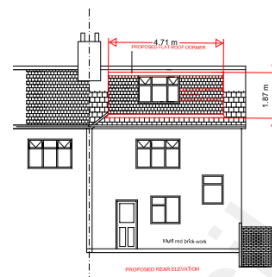
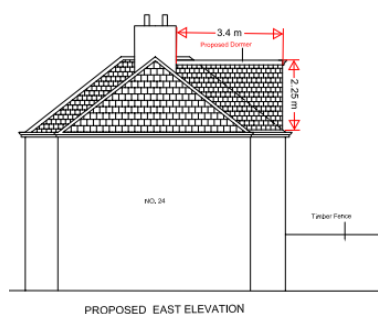
The application was advertised by way of letter to 9 surrounding properties. The consultation period expired on 1st July 2022 and no comments were received.

Analysis

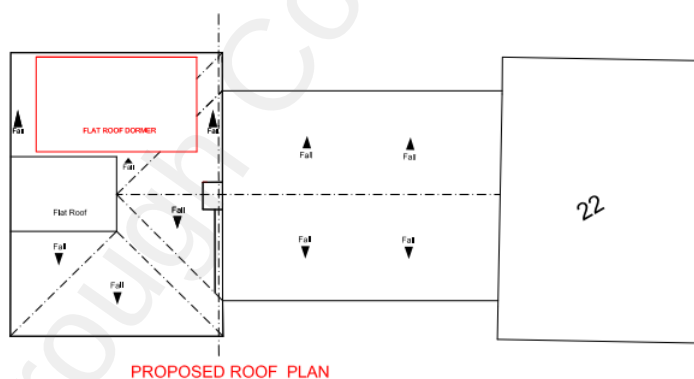
Procedural Issues

There have been several discrepancies with the proposed plans which the agent has been made aware of and given the opportunity to rectify. The proposed elevations and roof plans do not seem to marry up as the falls shown on the roof slope contradict the proposed elevations. Furthermore, the size of the dormer differs on different plans and so it is difficult to ascertain the volume of the dormer.

Dormer Elevations Show Different Heights



Inconsistencies with Roof plans and Proposed Elevations



Proposal

The proposal seeks the erection of a dormer and a hip to gable alteration.

The dormer will span approx 4.7m the plans show two different height of 1.8m and 2.2m and the depth is approx 3.4m. The dormer will include a window in the rear elevation to serve the bedroom. The hip to gable alteration will result in the creation of two windows in the flank elevation and there will be a roof light in the front elevation.

Character and Appearance

The application site is situated on a corner plot and forms an end of terrace property which has a door in the end wall of the row of terraces. This unusual arrangement raises questions as to what constitutes the front of the house as some may argue the front of the house should face the front garden. The property has a unique design in that it would appear as two end terraces with hipped roofs which are interconnected by a dwelling with a straight forward gable.



The application property house has not itself been previously extended however the plot has been subdivided and consent granted for the erection of a new three bedroom dwelling under reference 20190737.

The property is situated on a prominent corner location and is on higher ground than the rest of the surrounding properties.



The proposed rear dormer is also difficult to assess due to the inconsistent plans, however it is clear that any proposed dormer at this site would be visible from the main road due its positioning. Also there are not any similar developments within the vicinity and so this proposal has the potential to harm the character and appearance of the streetscene.

The proposed hip to gable alteration would increase the prominence of this already prominent property, however given the inconsistencies in the submitted plans it is difficult to accurately assess the impact of the proposal. It is clear, however that any hip to gable alteration at this property would unbalance this row of terraces and constitute an incongruous addition which would not be in keeping with the surrounding character of the area.

The proposal also shows that the design would result in a flat roof addition to the main roof which would measure some 6.79sqm which is not encouraged nor supported by the Council. The below section of SPD4 Householder Extensions/Alterations Design Guide States:

- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.

The proposed hip to gable is considered to unbalance the roof and would be highly visible from the main streetscape.

Section 4 of the NPPF 2021 states "The right information is crucial to good decision-making". A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list'. The agent provided inconsistent plans and was given several opportunities to rectify the plans however despite working with him, the submitted information was repeatedly incorrect.

Neighbouring Amenity

The proposal is not liable to harm light, outlook or privacy of the adjoining property known as No.24 St Georges Crescent. The dormer will serve a bedroom which is a habitable room, however its impact would be no more than the existing bedroom windows.

The newly built property in the application site's former land is not liable to suffer from any material loss of light or outlook arising from development, however the windows in the flank elevation should be obscure glazed to maintain neighbouring privacy and so if permission is forthcoming a condition will be imposed to ensure these windows are obscured.

Parking and Highways

The proposal will result in the addition of an extra bedroom and increase the parking requirement. It is evident that there is a rear garage which would account for one space.

There is on road parking provision in the street, and it is considered that a refusal based on a lack of parking may not be sustainable at appeal level.

Conclusion & Recommendation

The proposed hip to gable alteration and rear dormer would result in an overly dominant form of development and would constitute an incongruous form of development. Furthermore the absence of similar types of development in the area would mean the development is out of character and could harm the appearance of the wider streetscape.

Furthermore due to the absence of consistent plans it is not possible to fully assess this application and so the proposal fails to comply with the basic requirements of the Gravesham Local Validation List.

Refusal is therefore recommended.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd July 2022	Dated:	25th July 2022