



Delegated Report

Householder Planning Application

Planning Application No: 20240547

Location: 9 Pepys Close Northfleet Gravesend Kent

Description: Construction of dormer extensions in front and rear roof slopes incorporating a hip to gable roof enlargement; Conversion of roof space into habitable rooms; Erection of front porch.

Applicant: Mr Baljinder Singh

Site Visit Date: 07 August 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 24/05/01 Site plan;
Drawing no. 24/05/02 Existing layout and elevations;
Drawing no. 24/05/03 Layout and elevations permitted under 20200831;
Drawing no. 24/05/04A Proposed layout and elevations;
Drawing no. 24/05/05 Existing and proposed block plans;
Sheet of four photographs; and
Two photographs of Cherrywood Drive.

Superseded Documents/Plans

Drawing no. 24/05/04 Proposed layout and elevations.

Procedural Issues

Following a request from the case officer, the proposed development was amended to reduce the size and bulk of the front dormer. It should be noted that the amended development is identical to that granted planning permission under reference 20200831. However, the description of the development has been amended to be more accurate. Both schemes include the erection of a porch but the previous proposal only referred to a proposed alteration to the porch roof.

As the amended proposal reduced the size of the proposed development and only affected the front dormer, it has not been subject to additional publicity.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200831	Alteration of porch roof from flat to pitched and construction of dormer extensions in the rear and front roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	Permitted	11.11.2020

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful 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)

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

The application was publicised to ten neighbouring properties by letter. Five representations (three objecting and two in support) have been received (including the re-consultation) and are summarised as follows;

- Adverse overlooking from the rear dormer to the elevation and gardens of nos. Chaucer Road
- Adverse overbearing impact from the rear dormer to properties in Chaucer Road.
- Loss of visual amenity from the rear dormer.
- Works have already commenced on site
- The proposal would enhance the look of Pepys Close.

- The bungalow is in need of modernisation.
- No objection to the front dormer.

Officer's Analysis

Background

Planning permission was granted in November 2020 for the alteration of the porch roof from flat to pitched and the construction of dormer extensions in the rear and front roof slopes incorporating a hip to gable roof alteration and the conversion of the roof space into habitable rooms (reference 20200831).

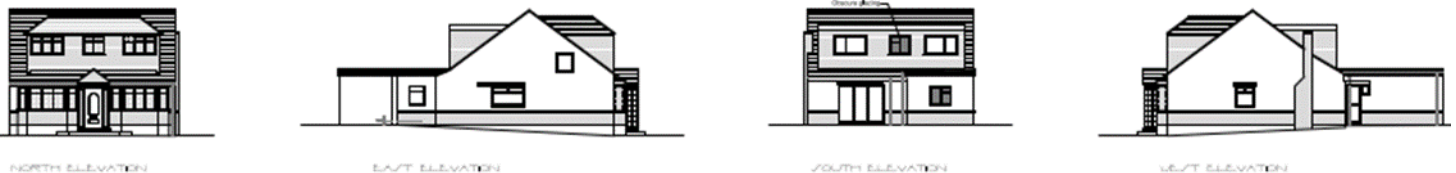
It should be noted that as part of the determination of application 20200831 the proposed development was amended to reduce the size of the proposed front dormers. The original proposal was as follows;



Planning permission was granted for the following design (20200831);



Originally, the current application sought to replace the two proposed front dormers with a single, larger dormer, as shown below;



However, following a request from the case officer, to reduce the size and bulk of the proposed front dormer, the proposal was amended to revert back to the development permitted under application 20200831.

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.

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.

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.

Local residents have raised concerns regarding the visual impacts of the proposed rear dormer but would support the proposed front dormer.

The proposal has been scaled back from what was initially proposed and the previously submitted drawings can be seen above. It was considered that the initially proposed front dormer introduced a bulky and unbalanced addition to the roof, which was not subservient and would have been prominent in the existing street scene.

The amended front dormers have been acceptably designed and positioned in line with the ground floor windows to create an overall balanced look. The dormers are of an acceptable size and set back from the eaves and finished with pitched roofs, which complement the proposed porch. The hip to gable alteration would introduce a bulky addition to the roof however it is not considered to be excessive and is in balance with the overall proposal. It is noted that front facing dormers are not uncommon in the wider surrounding vicinity.

The rear flat dormer addition is appropriate in design terms and is acceptable visually, it is set back from the eaves and centre positioned and maintains subservience to the host dwelling. Furthermore, it is not visible from the wider street scene and so this element of the proposal would not harm the street scene.

In respect of the front porch, this is of a suitable design and appearance and would appear satisfactory in the street scene.

Should planning permission be forthcoming, to ensure the development maintains harmony with the host dwelling, a condition would be imposed to ensure materials match those of the existing property.

The proposed development is not considered to be harmful to the character and appearance of the dwelling or the local area and accords with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

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 bedroom sizes comply with the minimum standards set out in the NDSS, on the basis that they are used as single bedrooms, however three of the four bedrooms are just below the standards of a double bedroom so they would be fairly large singles. There would be no alteration to the existing garden, which exceeds the requirements for a dwelling with four or more bedrooms in the RLG.

In order to prevent a loss of privacy for future occupants, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

The proposed development would improve the living conditions for future occupants 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 occupants. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 5, 7 and 9 Chaucer Road (located to the north west) and no. 8 Pepys Close (located to the south east). Nos. 1, 2 and 3 Pepys Close are located to the north across the roadway and no. 11 Chaucer Road is located to the south.

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.

Local residents have raised concerns regarding adverse overlooking impacts to nos. 7 and 11 Chaucer Road and adverse overbearing impacts to no. 7 Chaucer Road from the proposed rear dormer. However, due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of any of the surrounding dwellings.

The proposed rear dormer window would obliquely overlook the rear garden/rear elevation of no. 7 Chaucer Road and would more directly overlook the rear gardens of nos. 9 and 11 Chaucer Road. The privacy distances to these properties from the dormer would be less than 26 metres. However, as dormer windows are a common feature in the residential environment and in many instances are development that does not require planning permission, the occupiers of these properties cannot have an expectation of total privacy in their gardens. Furthermore, the existing rear roof slope has a number of rooflights that already cause some adverse overlooking. Overall, it is considered that any adverse overlooking impacts associated with the current proposal would not be so significant as to warrant a refusal of planning permission.

The proposed front dormers would directly face no. 1 Pepys Close but as there would be a privacy distance of 21 metres, then the proposed development would not cause any adverse overlooking and would be in line with the RLG.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

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.

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces and a four bedroom dwelling, three spaces. 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 result in the dwelling increasing from three bedrooms to four and there would be no alteration to the existing parking or access arrangements (which are in line with the above size requirements). The existing frontage parking area can accommodate at least three vehicles and therefore, the proposal would be in line with the adopted Vehicle Parking Standards.

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 in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

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

No further openings in flank elevations

Retention of existing parking layout

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:	29th August 2024	Dated:	30 August 2024