



Delegated Report

Householder Planning Application

Planning Application No: 20240322

Location: 40 Ash Crescent Higham Rochester Kent

Description: Conversion of roof space with front and rear dormer windows to form habitable rooms.

Applicant: Bradley Batney

Site Visit Date: 22/05/2024

Submitted Documents/Plans

Application Form Dated 02/04/2024; and
Drawing Number 24-0370 A (REVISED - Site Location Plan with Block Plans - Existing and Proposed;
Floor and Roof Plans - Existing and Proposed; Elevations - Existing and Proposed and Section Plan).

~~Drawing Number 24-0370 A (SUPERSEDED - Site Location Plan and Block Plans - Existing and Proposed);~~

~~Drawing Number 24-0370 A D02 (SUPERSEDED - Floor Plan, Loft Plan and Roof Plan - Existing);~~

~~Drawing Number 24-0370 A D03 (SUPERSEDED - Floor Plan, Loft Plan and Roof Plan - Proposed);~~

~~Drawing Number 24-0370 A D04 (SUPERSEDED - Elevations - Existing);~~

~~Drawing Number 24-0370 A D05 (SUPERSEDED - Elevations - Proposed); and~~

~~Drawing Number 24-0370 A D06 (SUPERSEDED - Section AA - Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240321	Erection of a single storey ground floor rear extension.	Permitted	20.05.2024
19620306	layout of land and rection of 141 dwellings with garages	Permitted	12.10.1962

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 (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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Higham Parish Council

As a Parish Council, we feel it is in the best interest of our village and fellow residents to object to the proposed planning application that has been submitted for the above property for the 'conversion of roof space with front and rear dormer windows to form habitable rooms.

Firstly, some councillors object to changing the property type from a bungalow to a house as it reduces the number of bungalows for the elderly to downsize.

Secondly, the proposed loft conversion with front and rear dormers would negatively impact the street scene of Ash Crescent and would be unfitting to similar bungalows in the road.

Please consider the reasons for our objection when reviewing this planning application.

Dickens Country Protection Society

In the Society's view, in the interests of the street scene, a large box dormer should not be permitted in the front roof slope.

Neighbouring properties

Seven surrounding properties were consulted and the following neighbouring concerns were raised to be addressed within the following report:

- Impact on the existing street scene; and
- Impact on neighbouring privacy.

Concerns were also raised with:

- The loss of bungalows for the older generation

However, this is not considered to be a material planning concern and as such will not be addressed in the following report.

Preliminary Matters

Further to original plans submitted, the Agent was contacted to submit revised plans to include a reduction in the size of the proposed dormers. As such, further plans with reduced dormer sizes were received on 20/05/2024.

Officer's Analysis

Design, Character and Appearance

40 Ash Crescent is a semi-detached bungalow located on the Eastern side of the highway. The property is located within a residential area formed of bungalows with some two storey properties. The property is soft landscaped to the frontage with hard standing and a garage to the side for off road parking.



The application proposes the conversion of roof space with front and rear dormer windows to form habitable rooms.

The dormer extensions have been designed with flat roofs and will be inset from the side boundaries by 0.5m and 0.3m. The proposed dormers will have a height of 2.17m, depth of 3.79m and width of 5.84m. The dormers will create space for a 3 no bedrooms and a shower room. They will introduce two windows to the rear and two windows to the front serving the proposed bedrooms. There will be a window to the side elevation, serving the shower room which will be conditioned to be obscure glazed to Pilkington level 3 or above. They dormers will be constructed with tiles to the dormer walls and a ply membrane roof.

Neighbours raised concerns with the impact of the front dormer on the existing street scene.

Whilst it is generally not considered acceptable to create dormers to the front of a property, there are various examples of such form in Ash Crescent and neighbouring road Beech Grove as shown below:

38 Ash Crescent



Beech Gove Street Scene



Whilst here is no planning permission for the front dormer to neighbouring property 38 Ash Crescent, there is a similar front and rear dormer to 20 Beech Grove for which planning permission was granted under

application 20140130.

20 Beech Grove



It is also important to note that Ash Crescent and Beech Grove consists of bungalow but also chalet style properties with dormer features in the front roof slope. As such, flat roof box dormers are characteristic of the wider street scene;



As such, based on the above assessments, it is not considered that the proposed dormers will be out of place in the wider street scene.

The proposal is not consider to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of

design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application proposes to increase the number of bedrooms at the property from two to five.

Gravesham's RLG states that the garden space for a property with five bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has an approx useable area of approx. 130sqm and a minimum remaining depth of 13.85m.

Furthermore, the proposed bedrooms accord with room sizes as set out in the residential guidelines.

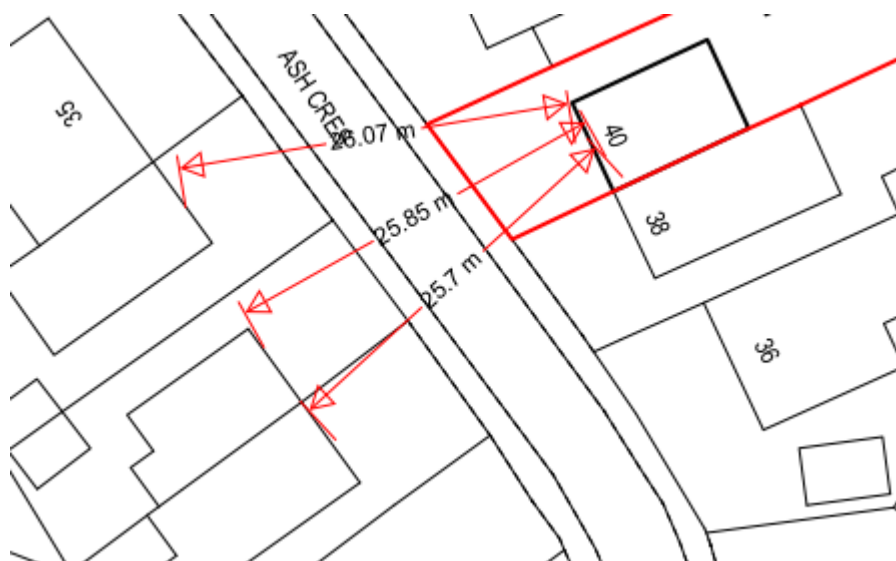
Therefore, it is considered that the proposed single storey rear extension would safeguard the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Neighbouring Amenity

Neighbours raised concerns with the potential over-looking and loss of privacy.

The proposed rear dormer will introduce first floor windows to the property which may result in some over-looking to neighbouring gardens known as 38 and 42 Ash Crescent. However, the ground floor rear extension to adjoining neighbour 42 Ash Crescent serves to protect the privacy of this amenity space. 38 Ash Crescent is set further away from the proposed dormer and therefore the privacy of this amenity space is not compromised. Furthermore, a rear roof dormer could be constructed under Permitted Development and therefore it would be unreasonable to refuse the application on these grounds.

The application site faces several properties on the opposite side of the highway. The proposal would introduce 2no windows to the front slope serving a bedroom. However, the window to window distance between the properties would be greater than the 21m Residential Layout Guideline as shown below:



The application proposes a window to the side elevation serving the shower room. This is considered to be a non-habitable room and will be obscure glazed.

As such there are no concerns with the impact on the privacy of neighbouring properties.

Therefore, the proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Highways and Parking

The application proposes to increase the number of bedrooms at the property from two to five.

The property provides off road parking for at least two cars with a garage for additional parking.

As such the application is in accordance with the requirements set out in the supplementary planning guidance; SPG 4 - KCC Parking Standards (2006) and therefore there are no highways and parking issues related to the application.

Landscape Character Assessment

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

Policy CS12 (LPCS) 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.

The Conversion of roof space with front and rear dormer windows to form habitable rooms is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	21st May 2024	Dated:	23 May 2024

