

Delegated Report

Householder Planning Application

Planning Application No: 20230407

Location: 97A Windmill Street Gravesend Kent DA12 1LE

Description: Installation of 3no. conservation style Velux windows to existing roof structure.

Applicant: Chris Barnard

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

D01 Rev 06 Block Plans as Existing and Proposed with Site Location Plan

DWG No. D02 Rev 06 - Floor Plans as Existing

DWG No. D03 Rev 06 - Floor Plans as Proposed

DWG No. D04 Rev 06 - Roof Plan as Existing

DWG No. D05 Rev 06 - Roof Plan as Proposed

DWG No. D06 Rev 06 - Elevations as Existing

DWG No. D07 Rev 06 - Elevations as Proposed

DWG No. D08 Rev 00 – Section A-A

DWG No. D09 Rev 00 – Building Control Notes/Details

Design and Access Statement

Relevant Planning History

No relevant Planning History

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principle
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- TC2 - Listed Building.

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 well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Maintenance/Replacement Windows and Doors Guidance (2020)
- Windmill Hill Conservation Area Character Appraisal (2007)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No response received.

Windmill Hill Association: No response received.

GBC Conservation Officer: No response received.

Neighbouring properties

31 surrounding properties were consulted and no responses were received.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Conservation Area, Design, Character and Appearance

The proposed development lies within the Windmill Hill Conservation Area where greater weight is applied to works impacting the design, character and appearance of the area.

Within the Windmill Hill Character Area Appraisal Windmill Street is indicated as Character Area 4. The Maintenance/Replacement Windows and Doors Guidance (2020) states at para 1.5:

'Traditional windows are often referred to as 'the eyes' of a building, providing material evidence of technologies, artisan skills and architectural styles integral to its character and the wider streetscape. Surviving windows and doors are an irreplaceable resource and contribute significantly to the character of a conservation area; the Council's approach is to preserve the integrity of historic buildings and conservation areas in Gravesham through retention, reinstatement and replacement of original architectural features for

the benefit of both present and future generations.'

Whilst this proposal does not intend to alter the existing timber windows on the building, the design of the windows is important to ensure that they continue to be of a high quality appropriate to the character of the area. It is noted, that these would be rear facing and located to the rear and usually this would have lesser impact on the character of the area. However, in this instance the rear faces onto Tivoli Mews and be visible to those accessing these dwellinghouses at the rear.

Sectional Details have been provided which indicate that the opening would be double glazed. This raises some concerns as often double glazing will result in a greater depth of reflection, impacting the appearance of the glass and wider frames, inconsistent with the slimline timber windows of the conservation area. As such, the planning agent has agreed that the sectional details shall be reserved by condition.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

In respect of the Conservation Area, the proposal is considered to be compliant with Sections 15 and 16 of the NPPF, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, CS20 of the Gravesham Local Plan Core Strategy 2014 and TC3 of the Gravesham Local Plan: First Review (1994).

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed scheme would not alter the internal rooms, although there is some question about why rooflights would be installed for a storage space and whether this proposal will pre-empt internal alterations. However, this proposal ascertains that there are no internal layout changes, and the rear garden space would be unchanged. The proposed scheme does provide the benefit of improved internal light to the dwelling.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed scheme would result in no significant impacts to nearby dwellinghouse as there would be no increase in footprint or bulk. The proposed rooflights would be obliquely angled and so would not directly overlook neighbouring properties.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	18th August 2023	Dated:	18th August 2023