



Delegated Report

Householder Planning Application

Planning Application No: 20221297

Location: 47 Nursery Grove Gravesend Kent DA11 7BB

Description: Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion

Applicant: Giraityte

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/12/2022;
OS Plan;
Block Plan;
Block Plan – Proposed;
Elevations – Existing – 27th October 2022;
Floor Plans – Existing – 7th November 2022;
Elevations – Proposed – 27th October 2022;
Floor Plans – Proposed – 7th November 2022 and
Supplementary Information – Roof Calculations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221181	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion.	Certificate Refused	25.11.2022
20070516	Details pursuant to outline planning permission reference no. GR/2004/814 relating to the siting, design, external appearance and landscaping for phases 2 and 3 of the development for a total of 134 residential units and comprising the erection of 16 detached two storey two, four and five bedroom dwellings some with detached or attached double garages; 5 pairs of two storey semi-detached two and three bedroom dwellings; 5 two storey terraces totalling 25 two bedroom dwellings and a two storey terrace of 5 two bedroom and 2 three bedroom dwellings; a semi-circular three storey terrace of 11 three bedroom dwellings with studies; a semi-circular three storey terrace of 5 three bedroom dwellings with studies and 8 two bedroom and 4 one	Permitted	10.10.2007

	bedroom self-contained flats; a three storey terrace of 12 two and three bedroom self-contained flats; 2 three storey buildings to provide a total of 18 two bedroom and 6 one bedroom self-contained flats; erection of a part three storey and part two storey building to provide 9 two bedroom and 3 one bedroom self-contained flats; formation of associated estate roads and laying out of associated car parking spaces; erection of a single storey building for sports changing facilities, provision of multi-use games area (MUGA) and laying out of associated car parking		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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

Consultations, Publicity and Representations

Consultees

GBC Highways

I only need to consider the additional requirement for an extra bedroom. Ignoring Gravesham's supplementary guidance which is maximum's for car parking, which the NPPF no longer considers

appropriate, just leaves the Kent County Council Interim Planning Guidance Note 3 Residential Parking which for a suburban area requires 1.5 space for a 3 bedroom dwelling, but only one for a two bedroom property. It is doubtful that a Planning Inspector would consider half a space for a car, sufficient ground for refusing the proposal.

I do not therefore raise an objection but with the extra bedroom, the applicant should provide a covered and secure cycle parking space to conform to the requirements of SP4

Neighbouring properties

A site notice was displayed on 16.12.2022 and 13 surrounding properties were consulted. No responses were received. The consultation expired on 6th January 2023.

Procedural Issues

A Lawful Development Certificate for the erection of single storey rear extension and construction of dormer extension in the rear roof slope and loft conversion (20221181) was refused due to permitted development rights being removed as below:

Application 20070516 details the following condition:

3. Notwithstanding the provisions of Article 3 of and Part 1 Classes A, B, C and D of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, or any provisions equivalent to those classes in any order revoking and re-enacting that order, no enlargement, improvement or other alteration of the dwellings hereby permitted within phases 2 and 3 of the development, including an addition or alteration to the roof or the construction of a porch outside any external door shall be carried out without the prior written permission of the Local Planning Authority having first been obtained.

The reason for this condition is:

3. In the view of the restricted size of many of the plots on this estate and in order to maintain a good standard of design to ensure the proper planning of the area

Officer's Analysis

Design, Character and Appearance

47 Nursery Grove is a two-storey terraced dwelling house located on the Northern side of the highway. The property is located within a residential area formed of a varied mix of dwellinghouses and flats.



The application proposes the erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion.

The proposal for single storey rear extension will have a sloped roof at a height of 3.55m. It will extend beyond the rear wall by 3m and have a width of 4.53m.

The extension will create space for a newly formed lounge area. There will be two roof lights and bifold doors leading to the rear garden. The materials proposed will match the brick and tile of the existing dwellinghouse.

The proposed rear extension is not excessive in size or bulk, will be constructed using appropriate materials to match existing and will have no impact on the street scene. Therefore, the rear extension is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The proposal also includes the conversion of loft space into habitable room with the erection of a dormer extension to the rear roof slope and Velux roof lights to the principal slope. The conversion of the loft space looks to create space for a third bedroom at the property.

The dormer extension will be constructed with a flat roof at a height of 2.48m, a depth of 3.71m and a width of 4.38 and will be constructed with wall hung tiles and a felt/ rubber roof.

Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the design expectations of rear roof extensions in section 10.9. It states "dormers should not overwhelm the roof slope within which they are to be placed" and also provides some visual examples of acceptable and unacceptable dormers:



The proposed dormer would overwhelm the roof slope as it spans almost the entire width of the roof as shown by the proposed rear elevation below:

North Elevation



Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. The permitted development rights for 47 Nursery Grove have been removed *“In the view of the restricted size of many of the plots on this estate and in order to maintain a good standard of design to ensure the proper planning of the area”*. Although it is not visible from a public vantage point, the proposed rear dormer extension would not conserve and enhance the character of the local built environment or integrate well with the surrounding area and would go against the intention of the condition applied to the estate.

Therefore, the proposed dormer is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Overall, the proposal is considered to be an inappropriate addition in terms of the size and scale of the proposed dormer to the rear roof slope and would be harmful to the appearance of the existing dwelling. Therefore the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and the proposal would be contrary to Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Amenity of Future Occupiers

The proposal looks to increase the number of bedrooms at the property from two to three. Gravesham's Residential Layout Guidelines state that the garden space for a three-bedroom property should have a minimum area of 60m² and depth of 10m. The garden, post-development of rear extension, will have a depth of 8.44m and an area of 34.38m², which is substantially below the recommendations of the RLG.



Additionally, the size of the proposed living room within the rear extension is approximately 11.2 sqm which is under the 13.2 sqm recommendation set out by Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) and also the Technical Housing Standards – nationally described space standard (2015.)

Therefore, the reduction of the garden area and the area of the newly formed living room proposed in the application leaves a substandard amenity space contrary to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed rear extension and dormer window are not excessive in size and do not introduce any windows to flank elevations and there are no neighbouring properties to the rear. Therefore, the proposal will have no detrimental impact in terms of privacy, loss of light or outlook to neighbouring properties.

Therefore, the proposed works are considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Parking and Highways

The proposal looks to increase the number of bedrooms at the property from two to three. As the comments from Gravesham's Highways officer state, Kent County Council's Interim Planning Guidance Note 3 Residential Parking requirement for a three-bedroom property would be 1.5 spaces. However, should the property only have one allocated space, it would be unreasonable to refuse the application on this.

Should the Council be minded to permit a future application, the applicant would need to provide further information on the allocated parking provision for the property.

Conclusion

1. The proposed dormer is large, bulky, and overwhelms the roof slope and the dormer will be an incongruous addition that is not in keeping with the design for the character of the dwelling or wider area. As such, the development is contrary to Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

2. The proposed development fails to safeguard the amenity of future occupiers with a substandard room size and a garden area that fails to comply with Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	30th January 2023	Dated:	