

Delegated Report

Householder Planning Application

Planning Application No: 20230597

Location: 47 Nursery Grove Gravesend Kent DA11 7BB

Description: Loft conversion with velux windows.

Applicant: Mr Jarmalavicius

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/05/2023;
Floor Plans – Proposed – Received 12/06/2023;
Site Location Plan – Received 05/06/2023;
Block Plan – Proposed - Received 05/06/2023;
Elevations – Existing - Received 05/06/2023;
Floor Plans – Existing - Received 05/06/2023; and
Elevations – Proposed - Received 05/06/2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230335	Erection of a single storey rear extension	Permitted	22.05.2023
20221297	Erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion	Refused	31.01.2023
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 bedroom self-contained flats; a three storey terrace of	Permitted	10.10.2007

	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

Ward Councillors – No comments received

Neighbouring properties

13 surrounding properties were consulted and a site notice was displayed on 11th April 2023. No responses

were received and the consultation period ended on 3rd July 2023.

Preliminary Matters

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

A Householder application was then submitted for the erection of a single storey rear extension and construction of a dormer extension in the rear roof slope and loft conversion under application 20221297. The application was refused on the below grounds:

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).

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).

A subsequent application was then submitted for the erection of a single storey rear extension under application 20230335. With the removal of the previously proposed dormer and no increase in the amount of bedrooms at the property, the application was considered to be in accordance with local and national planning policy and therefore permitted.

It is noted that the plans provided with this application do not include the permitted single storey rear extension.

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 conversion of a loft space to be used as a study, with the installation of Velux windows to the front roof slope.

The proposed rear dormer from previous application 20221297 has been removed from the current proposal and the Velux windows are not considered to have a negative impact on the property and surrounding area in terms of design. As such, the application has overcome the design issues raised and is therefore 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).

Amenity of Future Occupiers

The RLG (2020) set out the minimum garden area and depth requirements post development. The previously refused application (20221297), proposed an additional bedroom and the second grounds for refusal was due to inadequate amenity space for a 3 bedroom property. It is noted that this current application has been amended to show 2 bedrooms and a study on the floor plans. As such the proposal will be considered as 2 bedrooms and a study.

Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) state that the garden space for a two-bedroom property should have a minimum area of 37.2m² and depth of 7.6m.

The proposed block plan for permitted application 20230335 for the erection of the rear extension shows the garden, post-development, will have a depth of 8.52m, meeting the recommendation. The area, post development, will be 34.82m², which is slightly below the recommended guidelines.



However, on balance this is considered sufficient private amenity space for a 2 bedroom property. Therefore, the resubmission has over come the issues from the previous application in terms of substandard amenity space for future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The proposed loft conversion with velux windows 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).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed loft conversion with Velux windows is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental 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:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	17th July 2023	Dated:	18th July 2023

