



Delegated Report

Householder Planning Application

Planning Application No: 20231174

Location: 185 Old Road West Gravesend Kent DA11 0LT

Description: Erection of a first floor rear extension and a dormer extension in the rear roof slope with conversion of the roof space into habitable rooms.

Applicant: Mr Richard Marshall

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 21/11/2023;
Site Location Plan – Received 20/11/2023;
Drawing Number 2310/01/BP (Block Plans – Existing and Proposed);
Drawing Number 2310/01 Sheet 1 of 2 (Elevations and Floor Plans as Existing with Elevations as Proposed); and
Drawing Number 2310/01 Sheet 1 of 2 (Floor Plans as Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19891036	Erection of two storey rear extension to form enlarged kitchen, utility room	Refused	01.03.1990
19890742	Erection of two storey rear extension to form enlarged kitchen utility & wc with bedroom over.	Refused	21.09.1989
19890320	Erection of single storey rear extension to form bathroom, w.c. and lobby.	Permitted	20.06.1989
19880213	Change of use of part of ground floor from residential to shop; erection of two storey rear extension to form kitchen/diners with bedrooms and bathrooms over in connection with the formation of 2 no maisonettes.	Refused	28.06.1988

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 (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

Consultations, Publicity and Representations

Consultees

GBC Highways

This proposal converts a three-bedroom property into a four bedroom one. The property is in a suburban area, so the difference in car parking requirements, given the Highway Authority's latest guidance would be half a space. The area is already subject to waiting restrictions with a high demand for the limited available on street car parking. Given current government guidance it is doubtful that an objection on the lack of car parking is likely to be successful, so I have no objections, but to comply with the requirements of KCC SPG4 a cycle parking space should be provided for the additional bedroom.

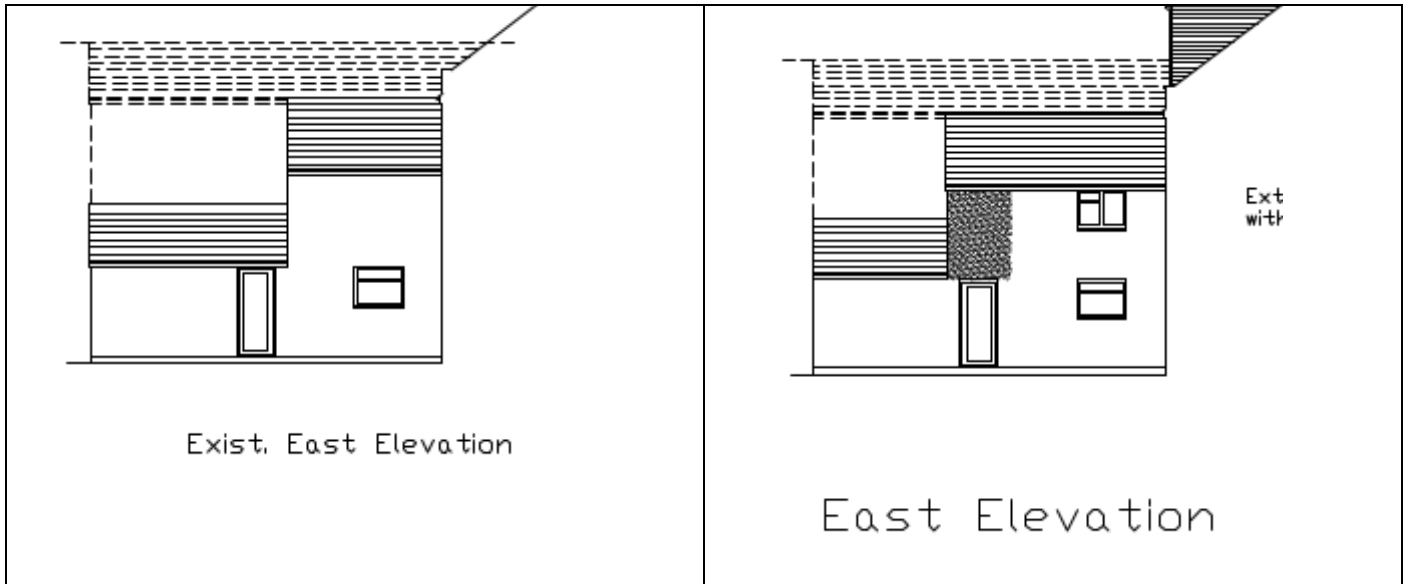
Neighbouring properties

12 surrounding properties were consulted and no responses were received. The consultation period ended on 19.12.2023.

Preliminary Matters

The application proposes an additional window to the first-floor flank elevation, serving bedroom 3, which was not included within the description:

Existing Elevation	Proposed Elevation
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This will be addressed within the neighbouring amenity section of the following report.

Officer's Analysis

Design, Character and Appearance

185 Old Road West is a two-storey terraced house located on the Southern side of the highway, close to the Pelham Road / Perry Street junction. The property is block paved to the frontage, without the provision for off road vehicular parking.



The application proposes the erection of a first-floor rear extension and a dormer extension in the rear roof slope with conversion of the roof space into habitable rooms.

First Floor Rear Extension

The application proposes the erection of a first-floor rear extension.

The proposed extension will have a pitched roof with an eaves height of 2.07m and a maximum height of 3.84m. It proposes a width of 2.9m and measures 1.5m in length.

The extension will create space for an ensuite bathroom serving the third bedroom. There will be a window to the rear elevation and an additional window to the existing flank elevation, serving the third bedroom. It will be constructed using matching materials to the main dwelling with a rendered and painted finish, interlocking tiles to the roof and white UPVC windows.

As such, the proposed first floor rear extension is considered to be 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) (2023).

Dormer Extension with conversion of roof space into habitable rooms.

The application also proposes the erection of a dormer in the rear roof slope.

The proposed dormer measures 2.69m in height, has a width of 4.34m and projects a maximum of 3.07m from the rear roof slope. The dormer is set in by 0.58m from the eastern boundary and 0.2m from the eaves.

The dormer will make space for a fourth bedroom with a shower and w.c. There will be a window to the rear elevation. It will be constructed using matching materials to the main dwelling with a rendered and painted finish, interlocking tiles to the roof and white UPVC windows.

It is considered that the dormer is not excessive in size and does not dominate the rear roof slope and will be constructed using appropriate materials. Therefore, no objections are raised and the proposed dormer is considered to be 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) (2023).

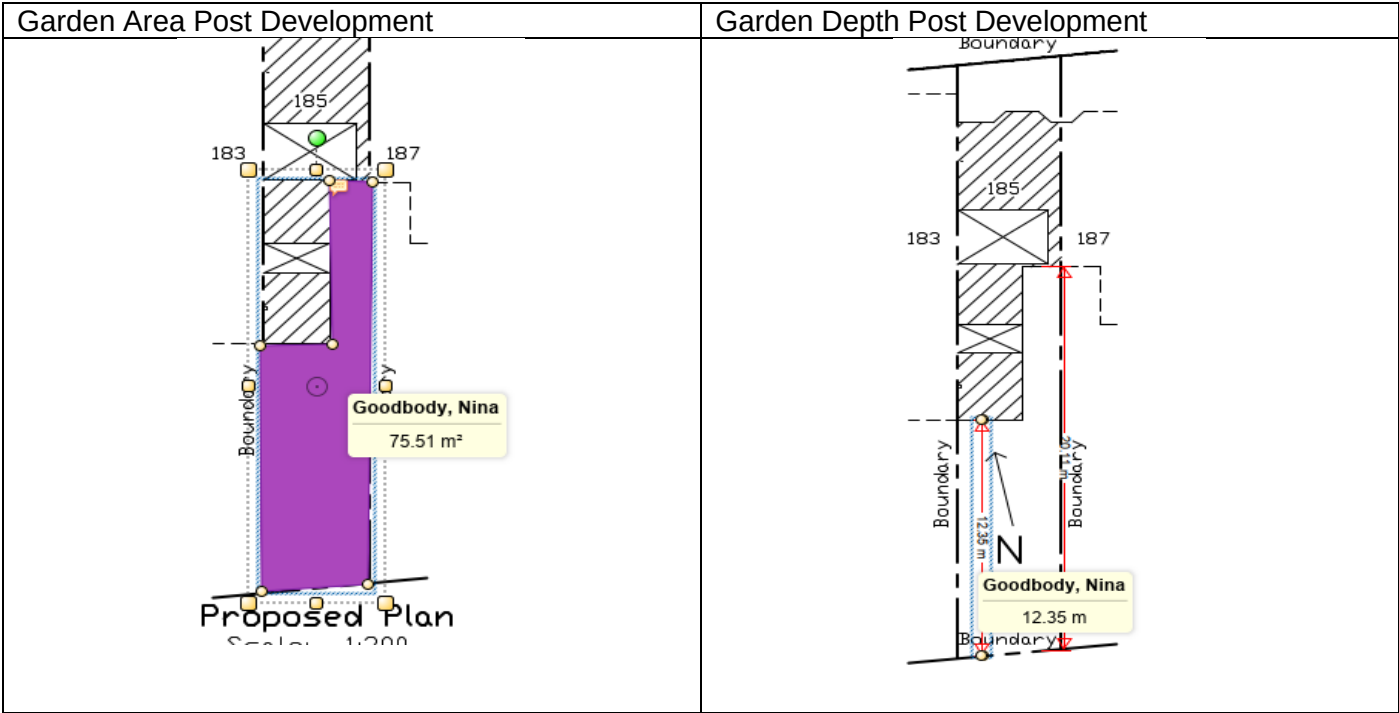
Overall, the proposed first floor rear extension and a dormer extension in the rear roof slope is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The NPPF (2023) 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.

Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 75.51msq and a depth of 12.35m as shown below:



As such, the area of the garden, post development is substantially below the recommended guidelines. Therefore, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

As outline above, it is important that any development safeguards the amenity of neighbouring properties and land.

Gravesham’s Residential Layout Guidelines state that ‘a minimum distance of 21 metres shall be provided between the windows of habitable rooms and the private garden area of any dwelling. A private garden is defined as the first five metres of garden adjacent to the rear dwelling’.

The proposal introduces a window at first floor level to the flank elevation, serving a bedroom, which is considered a habitable room. As shown below, the proposed window would fail to meet the recommended 21 metre distance from habitable first floor room to the private amenity space of neighbouring property known as 183 Old Road West.



Therefore, due to the substandard distance from habitable room to neighbouring private garden space, the application does not safeguard the privacy of neighbouring properties and is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Parking and Highways

Further to the Highways Officer comments above, there are no highways and parking issues related to the development.

Conclusion

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2021.

By virtue of the substandard distance from habitable room to neighbouring private garden space, the application does not safeguard the privacy of neighbouring properties and is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Recommendation

Refusal

(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:	9th January 2024	Dated:	9th January 2024

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