



Delegated Report

Planning Application

Planning Application No: 20250045

Location: Upper Flat 1A Nelson Road Northfleet Gravesend

Description: Retrospective application for a loft conversion with dormer extension with internal changes and all associated works.

Applicant: Joseph Kiely

Site Visit Date: 21.01.2025

Submitted Documents/Plans

- Application form;
- Drawing no. B175620-3100 Rev. A – Proposed Drawings;
- Drawing no. B175620-1100 Rev. A – Existing Drawings;
- Drawing no. B175620-3000 rev. A – Block Plans;
- Location Plan;
- Flood Risk Assessment;
- Planning Fire Safety Strategy.

Relevant Planning History

Reference	Description	Decision	Decision Date
19950168	Change of use of ground floor from retail to 2 no. self-contained flats and alterations to the front elevation.	Permitted	24.05.1995
19940551	Erection of an external staircase to the side.	Permitted	07.11.1994

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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



The proposal is for a dormer extension in the rear roof slope and three rooflights in the front roof slope. The dormer extension has not been carried out but two rooflights have been installed.

The principle considerations in the assessment of the application are:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways

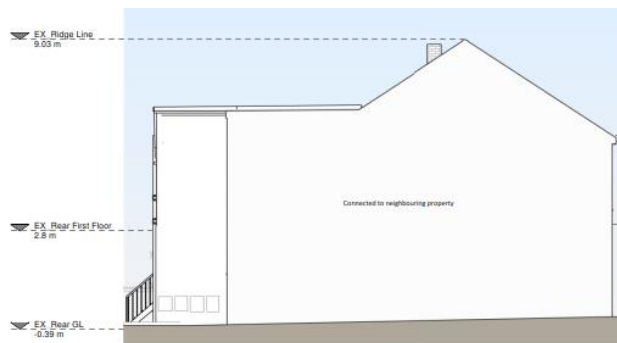
Design, Character and Appearance

For ease of reference the existing and proposed elevations are:

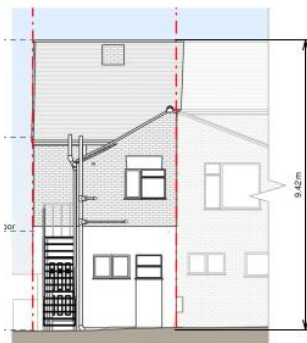
Existing Elevations



Front Elevation



Left Side Elevation

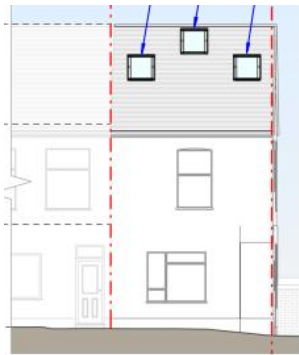


Rear Elevation

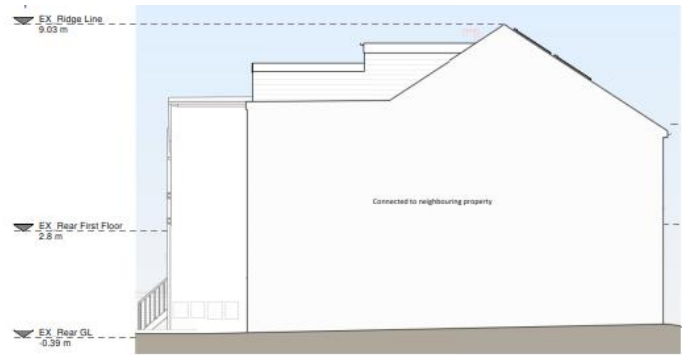


Right Side Elevation

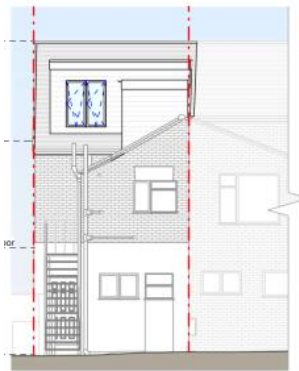
Proposed Elevations



Front Elevation



Left Side Elevation

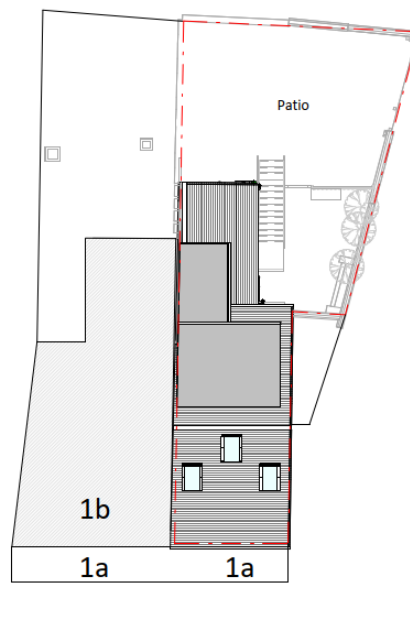
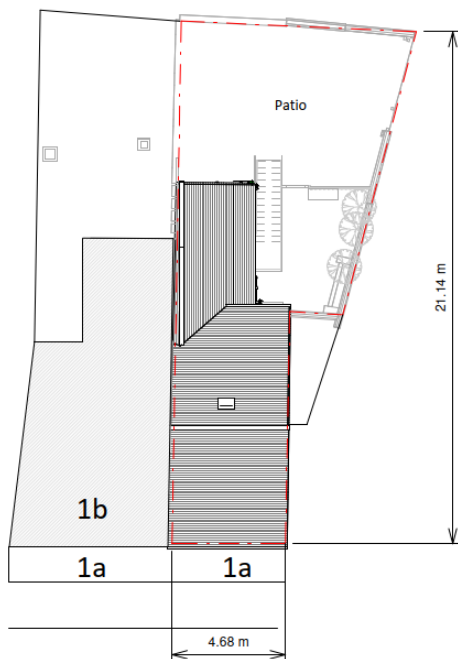


Rear Elevation



Right Side Elevation

Existing & Proposed Block Plans



The building can be seen in the below photographs:



The proposal involves the erection of a dormer extension in the rear roof slope and three rooflights in the front roof slope. The loft conversion with the dormer and rooflights would house a bedroom and a shower room. The dormer would be located within the main rear roof slope and the roof slope of the rear out-rigger.

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area and that account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

Section 12 of the NPPF (2024) sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The Council's Householder Extensions/Alterations Design Guide (2021) sets out the following advice in respect of roof extensions:

Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

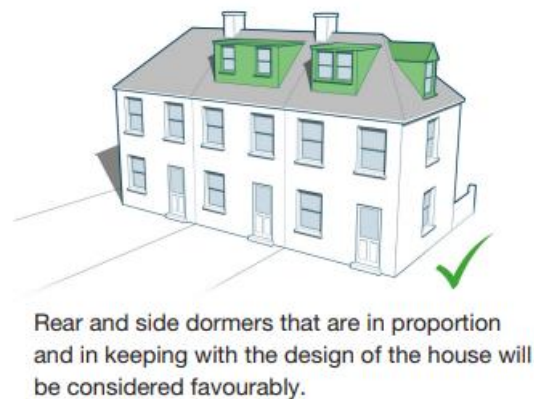
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.

In this case the proposed dormer would occupy almost the entire rear roof slope and a part of the roof slope of the outrigger. Although the dormer in the main rear roof slope would be set down from the ridge, up from the eaves and in from the sides, the dormer would take up a large expanse of the rear roof slope leaving only a small area of the existing roof slope visible around the dormer. The proposed double doors would be out of keeping with the fenestration in the lower floors of the dwelling. The dormer in the out-rigger would extend above the ridgeline of the out-rigger appearing as an incongruous and jarring feature of very poor design with the back wall of the dormer visible when viewed from the south. The high level window in the dormer is also incongruous to the fenestration in the lower floors of the dwelling.

It is acknowledged that in many circumstances, L-shaped dormers can be constructed under permitted development. However, there are many important factors which result in that not being a fall-back position or consideration in this instance. Firstly, the property is not a single family and as such does not benefit from Class B of the General Permitted Development Order. Secondly, the property is in an extremely prominent position. While the property appears to front onto Nelson Road which forms its address, the front door of this property is actually along Seymour Road. The proposed roof alterations would be highly visible from numerous public vantage points;



Due to the highly prominent nature of the site, any extension to the property needs to be of a high quality design. While L-shaped dormers may be acceptable under permitted development, in this situation they are contrary to policy. The projection of the dormer on the outrigger above the ridge line of this extension is unacceptable. The below extract is taken from the Householder Extensions/Alterations Design Guide SPD;



Clearly the proposed extension does not follow these guidelines and the roof alterations to the rear of the property cannot be supported.

The three proposed rooflights are acceptable in themselves in respect of scale as they are modest in size. However, it is considered the three rooflights proposed contribute to a cluttered appearance to the front roof slope. The middle rooflight is located very close to the ridgeline and it would appear more visually pleasing if there were only the two lower dormers.

Overall, the proposed development would result in an overly dominant, incongruous, bulky and disproportionate addition to the property which would not respect the scale or character of the host dwelling, accentuated by the prominent location of the property. It would be harmful not only to the host dwelling but also the streetscene given that the rear and side of the property is fully visible from Seymour Road.

In respect of design, character and appearance the proposal is considered contrary Policy CS19 (LPCS) and section 12 of the NPPF (2024).

Amenity of Occupiers

The proposal would increase the property from two to three bedrooms. There is a patio area to the rear of

some 58m which exceeds the 10 sq. m for a flat as set out in SPG2 (2020). The new bedroom in the dormer would measure 22.6 sq. m and would therefore exceed the minimum standard for a double bedroom as set out in the Nationally Described Space Standards (2020). In respect of occupier amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The dormer in the main rear roof slope would have double doors which would look out onto the rear patio area of the site and with a car park beyond that. There is a distance of 36m to the nearest neighbouring building to the west therefore no overshadowing, loss of outlook or overlooking. The dormer in the out-rigger would have a high level window serving a bathroom which would face onto Seymour Road. As a high level window which could be conditioned to be obscure glazed and where the distance to the nearest dwelling in the field of view is some 40m away, there would be no impact on that nearest property with regards overshadowing, loss of outlook or overlooking. In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would increase the flat from two to three bedrooms. Within the rear patio area there is space for the parking of a car which would meet the maximum parking standards as set out in SPG4 (2006) for a dwelling with two or three bedrooms which is two spaces per dwelling.

Any Other Material Planning Considerations

None.

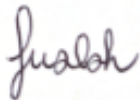
Conclusion

The proposal is acceptable in respect of occupier amenity, neighbouring amenity and parking and highway safety but is unacceptable in respect of design, character and appearance. As such the proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2024).

Recommendation

Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th March 2025	Dated:	27 March 2025