



Delegated Report

Householder Planning Application

Planning Application No: 20250407

Location: 43 Orchard Avenue Gravesend Kent DA11 7NX

Description: Construction of a dormer extension in the side roof slope to provide a dressing room.

Applicant: Mr Dalton

Site Visit Date: N/A

Preliminary Matters

It was noted that the plans originally submitted with the application did not accurately reflect the existing dormer. As such, the agent was contacted on 10.06.25 in order to amend to the plans. Revised plans were received and accepted by the Local Planning Authority on the same day. Reconsultation was not considered to be necessary in this instance.

Submitted Documents/Plans

Application Form;
Drawing No. 101A – REVISED Second Floor Plan and Elevations – Existing;
Drawing No. 102A – REVISED Second Floor Plan and Elevations – Proposed;
Drawing No. 103 – Site Location Plan; and
Drawing No. 104A – REVISED Block Plans – Existing and Proposed.

Superseded Documents/Plans

~~Drawing No. 101 – Second Floor Plan and Elevations – Existing;~~
~~Drawing No. 102 – Second Floor Plan and Elevations – Proposed; and~~
~~Drawing No. 104 – Block Plans – Existing and Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20140671	Construction of an enlarged dormer extension in the side roof slope to provide two ensuite dressing rooms and shower room.	Permitted	14.08.2014
20140424	Application for a Lawful Development Certificate for the proposed construction of an enlarged dormer extension in the side roof slope to form a dressing room.	Certificate Refused	09.07.2014
20120815	Application for Lawful Development Certificate for the proposed construction of a dormer extension in side roof slope to provide a dressing room.	Certificate Granted	16.11.2012
20120480	Application for Lawful Development Certificate for proposed construction of a dormer extension in side roof	Certificate Granted	25.07.2012

	slope to create a dressing room.		
19891022	Erection of single storey front extension to form a garage, erection of detached two storey dwelling with integral garage in the rear garden fronting Orchard Avenue.	Permitted	01.03.1990

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

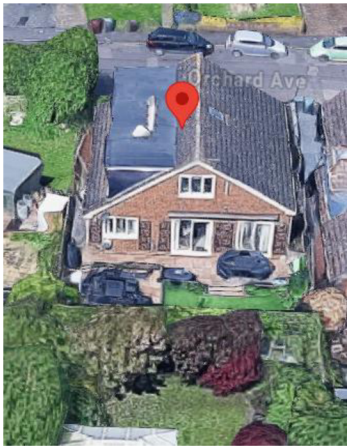
Neighbouring properties

8 surrounding properties were consulted, no responses were received and the consultation period expired on 16.05.25.

Site Description

43 Orchard Avenue is a detached property fronting the southern side of Orchard Avenue.

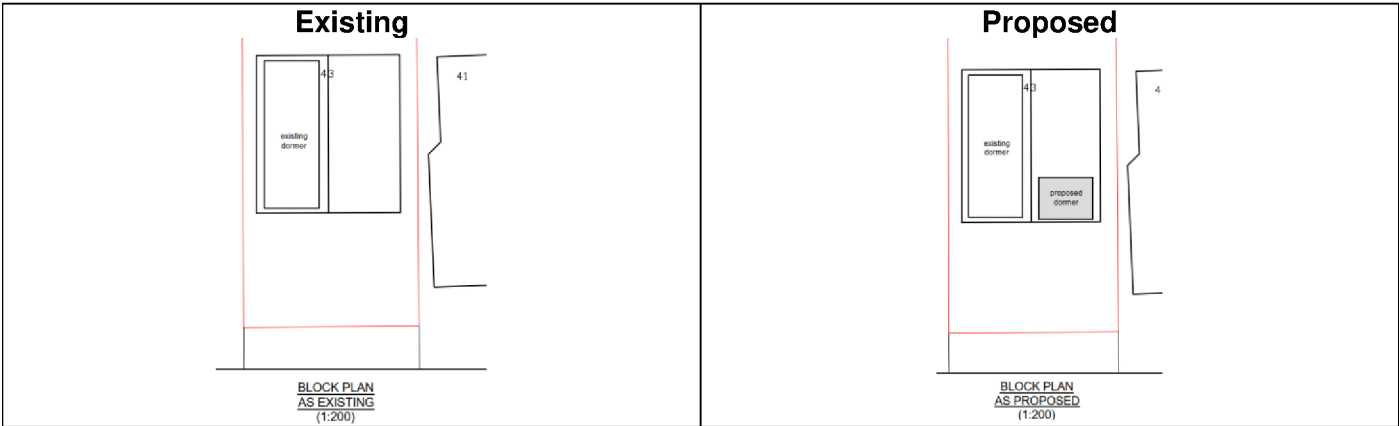
Google Images

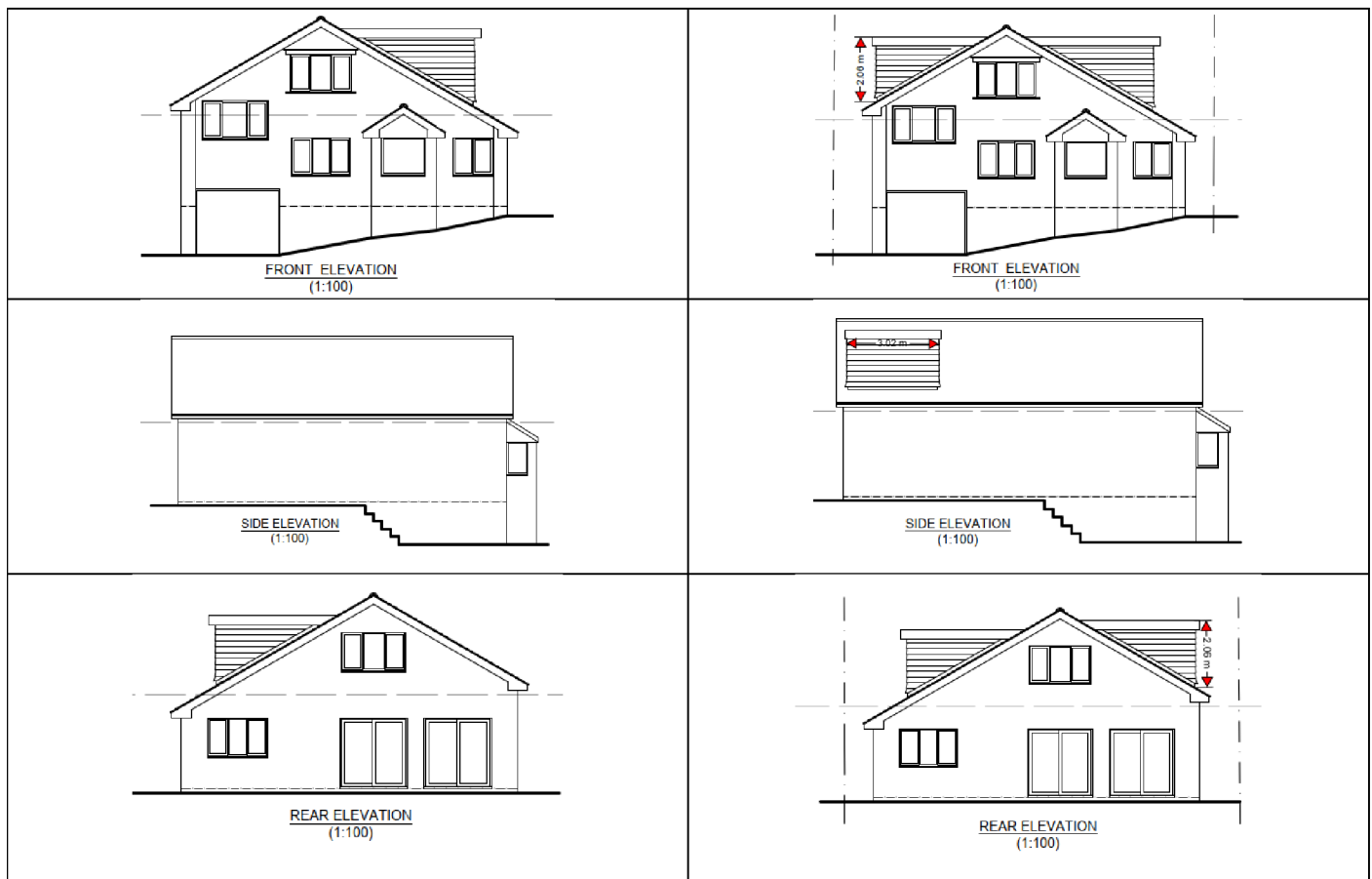


As evidenced by the above images, plans and planning history of the site, the dwelling has an existing full length dormer in the flank roof slope. This application proposes a smaller dormer, towards the rear of the remaining roof slope.

Proposed Development

The dormer would create space for a dressing room. Dimensions of the development are indicated by the case officer measurements on the plans below:





Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) 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. Moreover, Section 12 (Achieving well- designed places) 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. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

As per the Gravesham Householder Design Guidance (2021), it is undesirable for dormers to overwhelm the roof slope. In addition, dormers should be set down from the existing ridge line and should be sited well clear of the roof edged and eaves. Generally, these types of extension would only be acceptable when it is characteristic of the area. In this instance, whilst there isn't an abundance of this type of development, there are some other examples of side roof dormers in the immediate locality, including the existing dormer on the application property itself. The proposed dormer is modest in scale, would be constructed using external tile hanging to match the existing dwelling, and would be set back significantly from the front elevation. Therefore, in situ, the proposed dormer would not be especially prominent from the street scene, or detrimentally impact the character of the area or the host dwelling.

Taking all of the above into consideration, on balance, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Although dressing room sizes are not specified within the guidelines, it would provide additional space for future occupiers, and the development is therefore considered to safeguard neighbouring amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received in relation to the consultation carries out for this application.

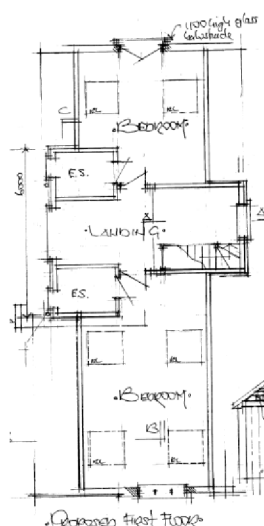
Neighbouring amenity shall be assessed below in terms of loss of light, loss of outlook, loss of privacy and sense of enclosure.

There is an existing dormer in the roof slope of 41 Orchard Avenue that would face the dormer proposed within this application:



Notwithstanding this, it is evident from the plans submitted with the planning application for the dormer at No.41 that the dormer window serves a landing/hallway which is not a habitable room:

Plans for Application reference No. 20160968



In addition, there are no windows proposed in the dormer for this application. As such, in situ, there is no detrimental impact on neighbouring amenity and the proposal is considered to safeguard neighbouring amenity, in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of parking and highways that arise as a result of this proposal.

Any Other Material Planning Considerations

The application site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. However, as the proposed development would only impact the roof, would be within the confines of an existing residential property, with no groundworks - it is considered that there would be no adverse impacts to any sensitive habitats.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

On balance, the proposed development is considered to be acceptable in terms of design, character and appearance, and would not detrimentally impact the appearance of the dwelling or street scene. In addition, the proposal is considered to safeguard the amenity of future occupiers and neighbouring properties. Furthermore, there are no concerns in terms of highways or parking. As such, the development complies with policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th June 2025	Dated:	13 June 2025