



Delegated Report

Application No:	20240608
Location:	3 Milton Road Gravesend Kent DA12 2RE
Description:	Enlargement to the existing rear roof extension to create a dormer window.
Applicant:	Mr Gurdeep Singh

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application form.
- Planning Statement (July 2024).
- Drawing no. 001 Rev A – Location Plan, Existing Block Plan, Proposed Block Plan.
- Drawing no. 002 Rev A – Existing Floor Plans.
- Drawing no. 003 Rev A – Proposed Floor Plans.
- Drawing no. 004 Rev A – Existing Elevations.
- Drawing no. 005 Rev A – Proposed Elevations.

Relevant Planning History

The most relevant planning history relating to this property is summarised below:

Reference	Description	Decision	Decision Date
20000220	Installation of new shop front.	Permitted	22.05.2000

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development.
- CS02 – Scale & Distribution of Development.
- CS05 – Gravesend Town Centre Opportunity Area.
- CS11 – Transport.
- CS12 – Green Infrastructure.
- CS18 – Climate Change.
- CS19 – Design & Development Principles.
- CS20 – Heritage and the Historic Environment.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards.
- TC3 – Development Affecting Conservation Areas.
- TC7 – Other Archaeological Sites.

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 First 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 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed and beautiful places.
- Section 16 – Conserving and enhancing the historic environment.

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).
- King Street Conservation Area Character Appraisal (2009).
- Management Plan Gravesend Town Centre Conservation Areas (2009).

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

KCC Heritage

The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant archaeological impact and have no further comments to make in this case

GBC Conservation Officer

No response.

Neighbouring properties

9 surrounding properties were consulted, a site notice displayed and a press notice published. No representations have been received.

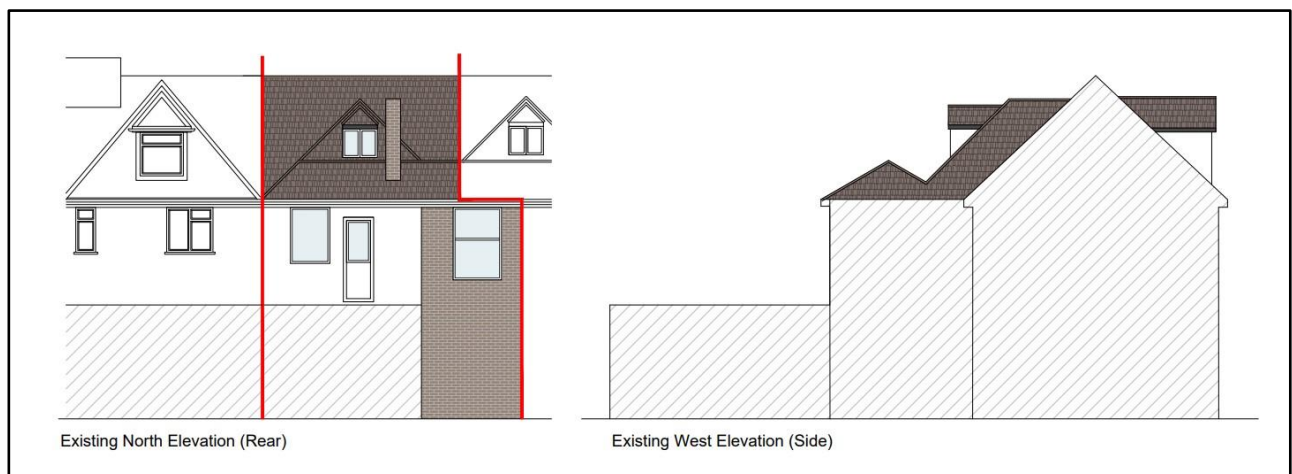
Analysis

The application site is defined on the Core Strategy Policies Map as lying within the urban area, Gravesend Town Centre, Gravesend Opportunity Area, the King Street Conservation Area and an Area of Archaeological Potential

The application site is located on the northern side of Milton Road. It comprises a two storey building with accommodation within the roofspace. The ground floor is in commercial use and the upper floors are in residential use.

The building lies in proximity to the former New Inn (no. 1 Milton Road) which was destroyed by fire in 2022. This was a grade II listed building. The application building forms a part of the original range of buildings that were the New Inn, which was later subdivided. It is therefore of local historic interest and a non-designated heritage asset.

This proposal involves an extension to the rear roof and the creation of a dormer window. This can be seen in the following extracts from the submitted drawings:



Existing elevations



Proposed elevations

The proposal would accommodate an additional bedroom within the roofspace.

The Planning Statement accompanying the application explains that the property has suffered fire damage and that the proposed works will form part of the restoration of the building.

Principle of residential development

This application is located in the urban area where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02 of the Core Strategy. As such there is no objection to the broad principle of the extension of this property.

Design, character and appearance

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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 aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

....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. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

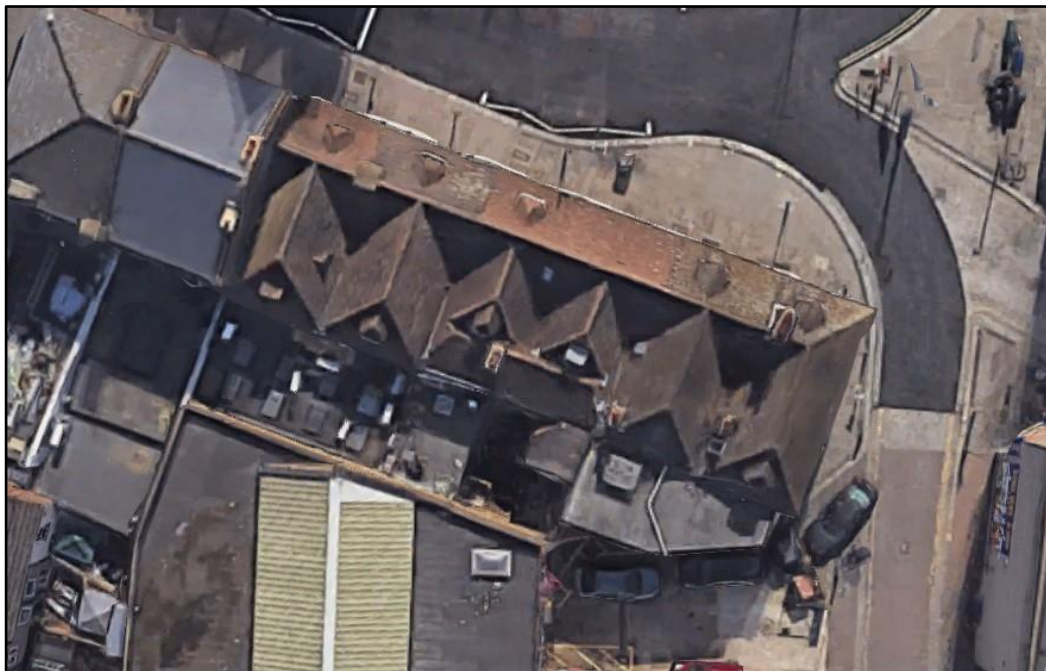
As the property is located within a conservation area, Section 16 of the NPPF is also relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 203 is of particular relevance and states that in determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 of the Council's Core Strategy and saved Policy TC3 of the Gravesham Local Plan First Review 1994 are also relevant. Policy CS20 of the Core Strategy places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC3 of the Gravesham Local Plan First Review 1994 requires that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The King Street Conservation Area Appraisal identifies the application property as a key unlisted building which has townscape merit and is a relatively unaltered building that makes a positive contribution to the special interest of the Conservation Area. It is also identified on the Townscape Appraisal Map within the King Street Conservation Area Appraisal as being a "positive building".

The rear of the original range of buildings that formed the New Inn can be seen in the following photograph:



The rear of this terrace is characterised by hipped projections. The two projections within the centre of the terrace do not extend as far as the other four. Their ridge height is also marginally lower than that of the other projections.

The smaller projection to the left forms part of the application property. This application seeks to extend this projection so that it matches the depth and design of the larger projections. The proposed dormer, which would be provided within the hipped end of this extension, would also

replicate the appearance of similar dormers within this terrace. In these respects, the proposal would complement the design and appearance of the existing building.

The proposed development would be located to the rear of the building. As the application property forms part of a terrace, the proposed development would not be subject to significant view from any public vantage point and in this respect would have a negligible impact on the character or appearance of the Conservation Area.

The Planning Statement accompanying the application states the following:

The use of matching materials and careful detailing will ensure the extension is harmonious with the existing structure and consistent with the rear roof line at 4-5 Milton Road.

Given that the application property is a key unlisted building, it is important to ensure that materials used in the development are entirely compatible with the host building and the remainder of the terrace. As such it is considered that a condition requiring the submission of external materials can be justified in this particular case. Similarly, a condition requiring the submission of drawings of the proposed window, including joinery details, is also felt to be justified.

In light of the above, it is considered that this proposal would be appropriate in terms of its design and visual impact and would meet the tests set out in the NPPF, Policies CS19 and CS20 of the Core Strategy, saved Policy TC3 of the Gravesham Local Plan First Review 1994 and the King Street Conservation Area Character Appraisal (2009).

Residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

With respect to privacy the proposed rear window would face the Royal Mail sorting office which lies to the north. Furthermore, it would not impact the garden areas of properties facing Berkley Crescent. As such, it would not result in a loss of privacy to neighbouring occupiers.

Due to the design of the proposal and its location to the north of the existing terrace, it would not result in a loss of sunlight/daylight or outlook for neighbouring occupiers.

In light of the above assessment, it is considered that the proposal would not have an adverse impact on residential amenity and meet the tests set out in the NPPF and Policy CS19 of the Core Strategy.

Parking and highways

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

The proposed scheme would increase the size of the upper floor residential flat from a two bedroom unit to a three bedroom unit. In accordance with the Kent County Council Vehicle Parking Standards this would not require the provision of additional on-site parking. Notwithstanding this, the application site is located in a sustainable location in Gravesend town

centre with its associated retail, leisure, community, business and educational facilities. It is also located in close proximity to good public transport links. Gravesend train station lies within walking distance of the site and local bus services are available.

Archaeology

The site is located in an Area of Archaeological Potential. However, given that the comments of KCC Heritage it is considered that the proposal is unlikely to have a significant below-ground archaeological impact. The proposal is therefore considered compliant with Policy TC7 of the Gravesham Local Plan First Review.

Conclusion

In summary it is considered that the broad principle of this development is supported in policy terms. It has also been shown to be acceptable in terms of design and visual impact, impact on residential amenity, highway safety and archaeological issues. As such it is recommended that permission be granted.

Recommendation:

GRANT PLANNING PERMISSION

See draft Decision

Case Officer: Gary Edwards	Team Leader: Richard Hart
Signed: Gary Edwards	Signed: <i>R Hart</i>
Dated: 29/08/2024	Dated: 2nd September 2024