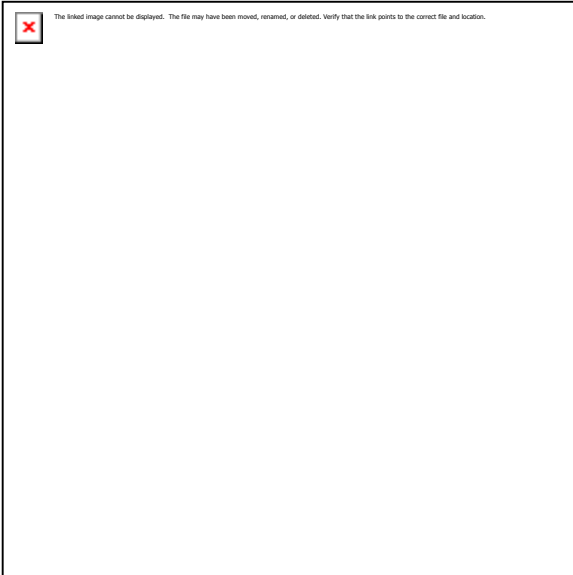




Delegated Report

Householder Planning Application

Planning Application No: 20220807

Location: 10 Windsor Road Gravesend Kent DA12 5BN

Description: Application for the variation of condition 2 attached to planning permission reference number 20180670 for the alterations to roof incorporating rebuilding of rear conservatory and construction of a dormer window and widening of existing dormer window in the rear roof slope to provide an additional bedroom and en-suite in the roof space; to allow the enlargement of the rear roof dormer.

Applicant: Mr R Singh

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 140722/1 of 5 – Proposed Revised Ground Floor Plan;
- Drawing no. 140722/2 of 5 – Proposed Revised First Floor Plan;
- Drawing no. 140722/3 of 5 – Proposed Revised Roof Plan;
- Drawing no. 140722/4 of 5 – Proposed Revised Elevations; and
- Drawing no. 140722/5 of 5 – Proposed Revised Section.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180670	Alterations to roof incorporating rebuilding of rear conservatory and construction of a dormer window and widening of existing dormer window in the rear roof slope to provide an additional bedroom and en-suite in	Permitted	12/06/2019

	the roof space.		
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Development Plan

Gravesham Local Plan Core Strategy (September 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 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).

Consultations, Publicity and Representations

Neighbouring properties

6 surrounding properties were consulted with an overall expiry date of 26.08.2022 – one response received the comments of which can be summarised as follows:

- Affect their privacy and light
- Issue is that the rear wall of the dormer would be level with the ground floor rear wall the original windows recessed were aesthetically pleasing and non-intrusive;
- Other properties have their windows set back in small dormers;
- Would turn what is a chalet bungalow into a two storey house with part of the back wall vertical from ground to first floor roof – this will overlook their garden;
- Concern that it will grant permission to the applicant to build over the boundary. Extension permitted under ref. 19920173 made no allowance for the eaves and guttering and was therefore allowed to be built too close to the boundary. In this application the drawings are either badly researched or poorly drawn in that the boundary is shown as running parallel with the wall of them and that the boundary visible in the rear elevation is much too far from the wall; also the roof plan shows no such step to prevent being built over the boundary; no part of no. 10 should cross their

boundary, the current drawings need to be corrected or annotated.

Officer's Analysis

Procedural Matter

The beginning of the description which reads 'Application for variation of condition 2 attached to...' should ideally read 'Application for minor material amendment to...'. Had permission had been forthcoming the applicant would have been asked to amend the description for clarity however, given the proposal is not to be supported the Local Planning Authority have not requested a change in description from the applicant.

The assessment of the application is now as follows.

Planning permission was granted under application ref. 20180670 for 'Alterations to roof incorporating rebuilding of rear conservatory and construction of a dormer window and widening of existing dormer window in the rear roof slope to provide an additional bedroom and en-suite in the roof space' on 12 June 2019.

The existing elevations at that time and the permitted elevations are as follows:



Existing Rear Elevation

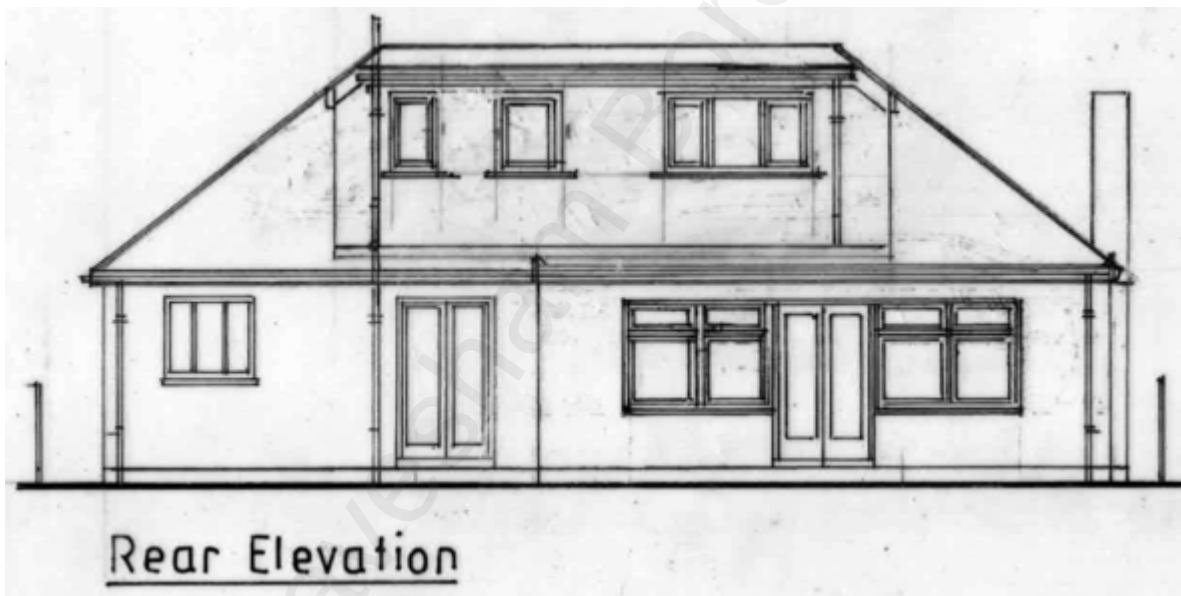


Proposed Rear Elevation

Permitted ref. 20180670

In this scheme the smaller dormer was to serve an en-suite and the enlarged dormer was to serve a bedroom.

The applicant no longer wishes to construct the individual dormers as permitted and now wishes to erect one large box dormer across the whole of the rear roof slope as follows:



The two smaller windows would serve a bathroom and en-suite respectively and the large window would serve a bedroom. The rebuilding of the existing conservatory would be the same as in the approved scheme.

Design, Character and Appearance

The application site consists of a detached bungalow property situated on the western side of Windsor Road. The area is characterised by similar detached bungalows, many of which have been extended in some form.

The revised proposed rear dormer extension would be much wider, taller and deeper than the two permitted dormers. The below extract from the delegated report from ref. 20180670 states how the

proposed dormers were subservient in the roof slope and of acceptable design:

...The existing larger dormer is to be extended slightly incorporating a pitched roof. Similarly, the proposed smaller rear dormer would have a matching pitched roof. The proposed dormer project comfortably below the ridge height and above the eaves level of the dwelling. As such, it is considered that the proposed dormer window along with the extended existing dormer window, does not dominate the roof slope but rather represents a well-proportioned addition to the host dwelling. The materials proposed for the dormers are considered in keeping with the existing materials.

This new proposed dormer would be so large that the top of its flat roof would be in line with the ridgeline of the host dwelling, it would only be set up a very minimal amount from the eaves line and both corners of its roof would be located right up to the side roof slopes of the dwelling and as a result would have truncated corners to the dormer. It would appear much less subordinate to the host property and a much more dominant and incongruous addition. All three windows in the dormer would be different sizes and proportions and not match or align with those in the ground floor rear elevation.

The Council's Supplementary Planning Document 'Householder Extensions/Alterations Design Guide' provides a series of principles to be applied in the assessment of new dormer extensions. It states that rear roof extensions should be set away from the gables, hips, eaves and ridge of a property and that amongst other things their height should be lower than the existing ridgeline, they should not overwhelm the roof slope within which they are to be placed and window position and design should reflect the position, design and character of windows to the lower levels of the building.

The proposed rear dormer extension would not comply with this advice. Instead it would be a large and bulky dormer which would be much wider, deeper and greater in height than the two approved dormers and would occupy a significantly larger proportion of the rear roof slope. Consequently it would dominate the rear roof slope to the detriment of the appearance of the dwelling overall. The rear dormer due to its scale would be partially visible from Windsor Road, and also from surrounding properties in Windsor Road and Singlewell Road to the rear where its bulk and massing would be apparent. It would also therefore have a harmful effect on the character of the area.

It is noted that there are other rear dormer extensions in properties in Windsor Road. However, none of these are exactly as that proposed here. There is a similar box dormer in the rear of no. 6 Windsor Road but there is no record of planning permission for this and it is set further down from the ridgeline, up from the eaves and does not have truncated corners.

No. 6 Windsor Road:



There is a large dormer to no. 226 Singlewell Road which was permitted under ref. 20170172 but although

very large it was at least permitted being set down from the ridge, up from the eaves and in from the sides, unlike the current proposal:

No. 226 Singlewell Road:



The proposed rear dormer is also therefore harmful to not only the character and appearance of the host dwelling but also the surrounding area.

The proposed rear dormer extension by virtue of its scale and design would be an overly dominant and incongruous addition which would not respect the character and appearance of the host dwelling or the surrounding area. As such, this proposal is contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2021).

Neighbouring Amenity

The rebuilding of the conservatory is to be the same as the approved scheme.

The proposed rear dormer would be much larger than the two smaller approved dormers but due to its siting in the rear slope and the distance from the nearest neighbouring properties it would not cause any impact on them with regards overshadowing. The proposed dormer would also have similar set up with regards the windows as the approved scheme. In the approval the existing dormer served a dressing room, the smaller dormer an en-suite and the larger dormer a bedroom. In the proposed dormer the two smaller windows would serve a bathroom and en-suite respectively and the large window would serve a bedroom. Therefore, although larger the dormer would not result in any greater impact than the approved with regards overlooking to any neighbouring properties. In respect of neighbour amenity the proposal is considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

As per the approval the proposal raises no issues in respect of amenity of occupiers. The rebuilding of the conservatory is to be the same as the approved scheme, the proposed dormer would still result in the increase in the dwelling from four to five bedrooms but the rear garden area and rear garden depth would not be altered; it would still well exceed the minimum standards for a property with four or more bedrooms as set out in SPG2 (242 sq. m area and 15.6 m rear garden depth). The proposed bedroom would be 15.6

sq. m in area and therefore exceeds the minimum standard as set out in the Technical Housing Standards.

In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

As per the approval the proposal raises no issues in respect of parking and highways. The property would increase from four to five bedrooms but due to the substantial front drive with space for some three vehicles it is considered to meet the maximum parking standards for a dwelling with four or more dwellings as set out in SPG4. In respect of parking and highways the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

A neighbour response has raised issues that the proposal would encroach over their boundary line. The rebuilding of the conservatory is as per the approval ref. 20180670 and is shown to be set in 800mm from its nearest boundary which would allow sufficient room for the guttering; the extension and dormer are shown to be clearly within the boundary of the site and the applicant has signed certificate A to state they own all of the land to which the application relates.

Conclusion & Recommendation

Notwithstanding that the proposal is considered acceptable with regards amenity of occupiers and neighbouring properties and parking and highways, the proposal is considered unacceptable in respect of design, character and appearance and as such refusal is recommended.

Recommendation: Refusal

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th September 2022	Dated:	13 September 2022