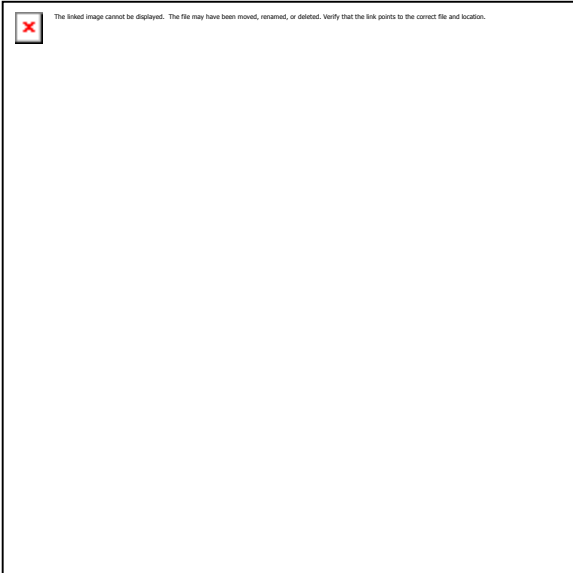




Delegated Report

Householder Planning Application

Planning Application No: 20220658

Location: 83 The Avenue Gravesend Kent DA11 0LX

Description: Erection of a single storey side and rear extension with a loft conversion and two rooflights in the front roof slope.

Applicant: Mr & Mrs Okuta

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

Drawing No: 203_PP-001-3 (Site Location Map)

Drawing No: 209_PP-001-3 (Existing First & Second Floor Roof Plans)

Drawing No: 209_PP-002-3 (Proposed Block Plan)

Drawing No: 203_PP-110-3 (Proposed First and Ground Floor Plans)

Drawing No: 209_PP-100-3 (Existing Ground and First Floor Plans)

Drawing No: 209_PP-201-3 (Existing North and South Elevations)

Drawing No: 209_PP-200-3 (Existing Front/Rear Elevations)

Drawing No: 209_PP-210-3 REV P1 (Proposed North and South Elevations)

Drawing No: 209_PP-111-3 REV P1 (Proposed Second Floor and Roof Plans)

~~Drawing No: 209_PP-211-3 (Proposed North and South Elevations)~~

~~Drawing No: 209_PP-111-3 (Proposed Second Floor and Roof Plans)~~

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

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

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

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.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Pelham Road/ The Avenue Conservation Area Character Appraisal
- Management Plan Gravesend's 19th Century Suburban Conservation Areas
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

GBC Conservation Officer

No comments received.

Neighbouring properties

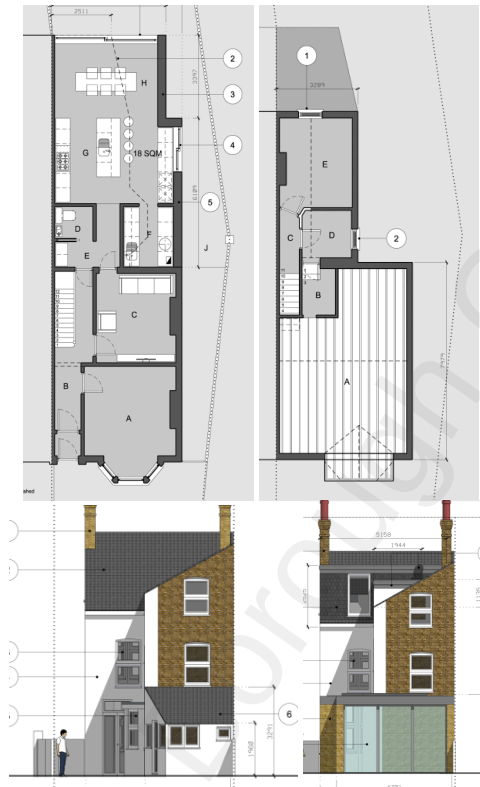
The application was advertised by way of site notice and letters to 16 surrounding properties. No comments were received. The consultation period expired on 29th July 2022.

Analysis

Proposal

The proposal seeks the erection of a single storey side and rear extension with a loft conversion and two rooflights in the front roof slope.

The single storey rear and side extension will be adjoined to form an I-shaped wrap around extension which will wrap around an existing outrigger. The extensions will have a combined depth of 9.4m from the original rear elevation of the house and will be full width for the first 6.1m and then it will have a width of 4.8m for the remaining 3.3m. The extension will project no further than the existing single storey rear extension.



The extension will be finished with the flat roof which will include sliding doors in the rear elevation and a window in the southern elevation which will serve the kitchen diner area. The proposal also shows two roof lights to serve the kitchen/diner.

The proposal also includes the erection of two dormers of which one will be in the main roof slope and the second in the outrigger roof slope. The dormer in the outrigger will be built in line with the flank elevation of the outrigger and will span approx 5m with a height of approx 1.1m and a depth of 1.9m, essentially creating a two storey extension. This dormer will see the existing flank window enlarged and will serve a bathroom.

The main dormer will be positioned within the main roof and span 5.1m with an overall height of 2.5m and a depth of approx 3m. The dormer will include a large window in the rear elevation which may serve a bathroom. The proposal will also include the creation of three roof lights in the front elevation and will result in the creation of habitable rooms in the roof space.

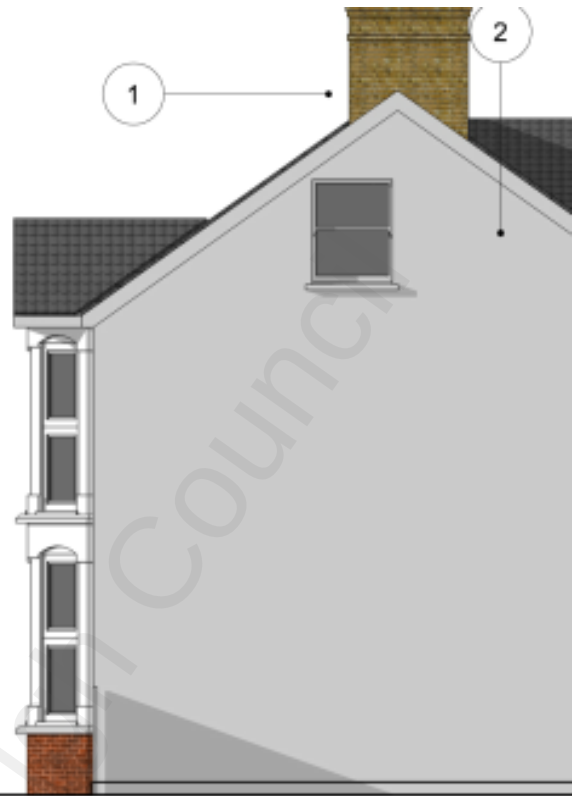
Procedural Issues

There have been several discrepancies with the proposed plans which the agent has been made aware of and given the opportunity to rectify. The proposed elevations show a window in the dormer which is positioned within the main roof, however the proposed second floor plans do not show this window.



KEY

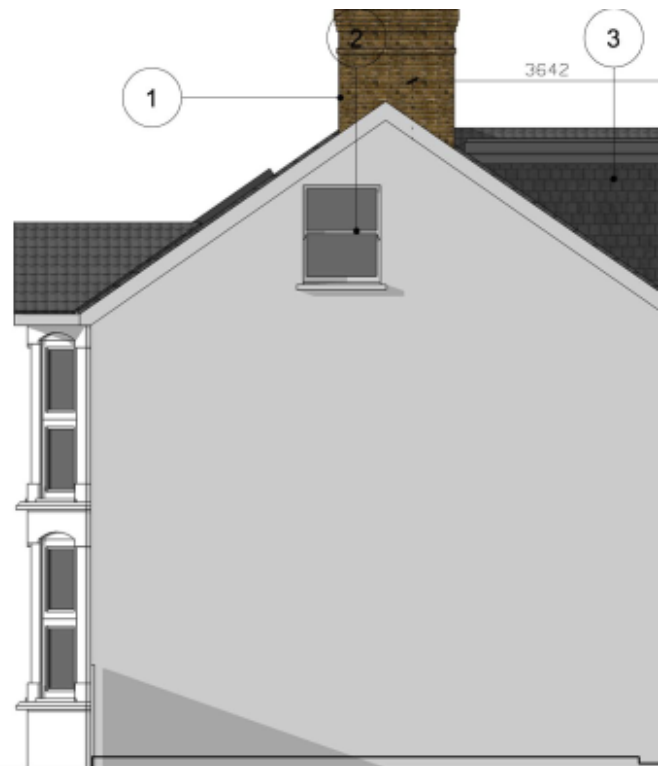
1. Existing Chimney
2. Flank Wall Paint finished and Cement Rendered
3. Second floor Bathroom Window
4. Rear Roof With Concrete roofing Tiles
5. Rear Wall Cement Rendered and Paint Finished
6. Corrugated Roof to Rear Conservatory
7. Rear Conservatory
8. Bay Window



EXISTING NORTH ELEVATION
Scale 1/100

KEY

1. Existing Chimney Retained
2. New Window to Flank Wall
3. New Dormer Window with Flat Roof
4. Rear Roof With Concrete roofing Tiles
5. Rear Wall Cement Rendered and Paint Finished
6. New Extension with Flat Roofing
7. New Window to Kitchen
8. New Extension Cement Rendered and Paint Finished



PROPOSED NORTH ELEVATION
Scale 1/100

The site is located within the 50m buffer zone of the Darnley Road Conservation Area, which adjoins the application site at the rear garden. It is important to ensure that the proposal does not affect the character of the and appearance of the adjacent Conservation Area.

83 The Avenue is a two storey semi-detached property with a two storey rear outrigger. This application proposes the erection of a single storey rear and side extension and two dormers of which one is in the outrigger and the second in the main roof slope.

The single storey rear extensions will result in approx 20sqm of additional space to the ground floor which is considered modest when considering the existing house is some 76sqm. In terms of scale and subservience this is deemed acceptable. The extension is appropriately designed using a brick finish which will match the outrigger. Due to the rear and low level nature of this extension it is not considered to harm the adjacent conservation area.

The extensions are set aware from the shared boundary with No 85 and so there is no concern relating to encroachment. The extension will be built in line with the existing rear projection of the adjoining semi known as No.81 The Avenue and so again there is no concern relating to encroachment. The single storey element of the proposal is deemed acceptable in terms of design, scale, appearance and impact on the wider conservation area.

The second element of the proposal is the erection of the dormers in the roof space. At present there are no dormers in the roof spaces of this pair of semi detached properties. However there are some modest dormers in the main roofs of the adjacent detached properties.



The proposed dormer in the outrigger will be constructed so that the outer face of the dormer is built in line with the flank elevation of the outrigger and does not maintain the eaves of the outrigger roof. This essentially creates a three storey element to the property. This dormer therefore fails to constitute good design and is contrary to Section 12 of the National Planning Policy Framework 2022 which states that "Good Design is a key aspect of sustainable development". CS19 of the Local Plan Core Strategy states that "New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area", the proposal does not adhere to this policy.



The second dormer is shown as full width and will be built onto the part of the outrigger roof. This dormer is also considered poorly designed and will overwhelm the roof space by its dominant and excessive size. The window in the dormer is large and out of character with the existing fenestration. The proposal has not taken account of the design principles outlined in the Householder Extensions/Alterations Design Guide (2021)

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.

As such this element of the proposal would serve as a harmful and incongruous form of development which is unacceptable and contrary to the Gravesham Local Plan Core Strategy (2014), SPD4 - Householder Extensions/Alterations Design Guide (2021) and Section 12 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposal will result in the creation of additional living space and bedrooms in the roof space which are compliant with the Council's technical guidance, the garden space will also be of a sufficient size for a property of this size.

Therefore the proposal is considered to safeguard the amenity of future occupiers.

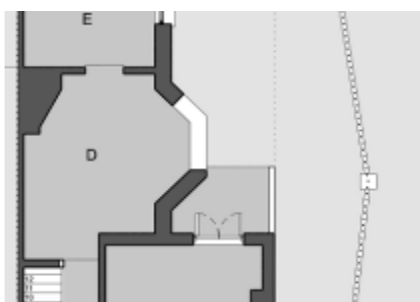
Neighbouring Amenity

The proposal will not cause material harm to the amenity of any adjoining properties in terms of overshadowing, privacy or sense of enclosure. The development on the second floor is set away from the adjoining property. The ground floor extension is not deemed excessive in height and is unlikely to impact light and outlook and will be built in line with the neighbouring properties furthest rear projection.

The neighbouring property known as 85 The Avenue is situated away from the application property and it is not considered that the proposal would impact outlook or light in a detrimental way. The submission does show new window openings at second floor level to serve bedrooms and bathrooms. If permission was to be forthcoming a condition would be imposed to ensure that the windows serving bathrooms are obscure glazed and top hung. The proposed window in the main house at second floor level which will serve a bedroom is not considered to result in any material harm as the neighbouring property does not have any windows in the flank elevation which may suffer from overlooking arising from this window.

At ground floor level the proposal shows a large window in the flank elevation which will serve a kitchen. There is currently a window in the flank elevation, however it is smaller and the new window will be moved closer to the boundary and plans indicate this window will be openable.

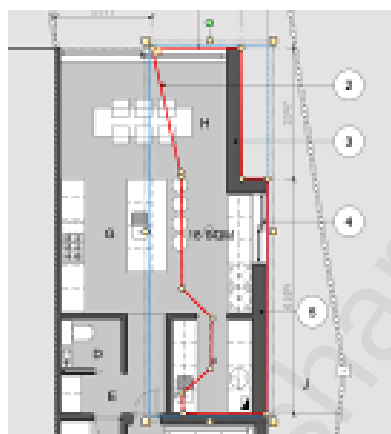
Existing



Existing

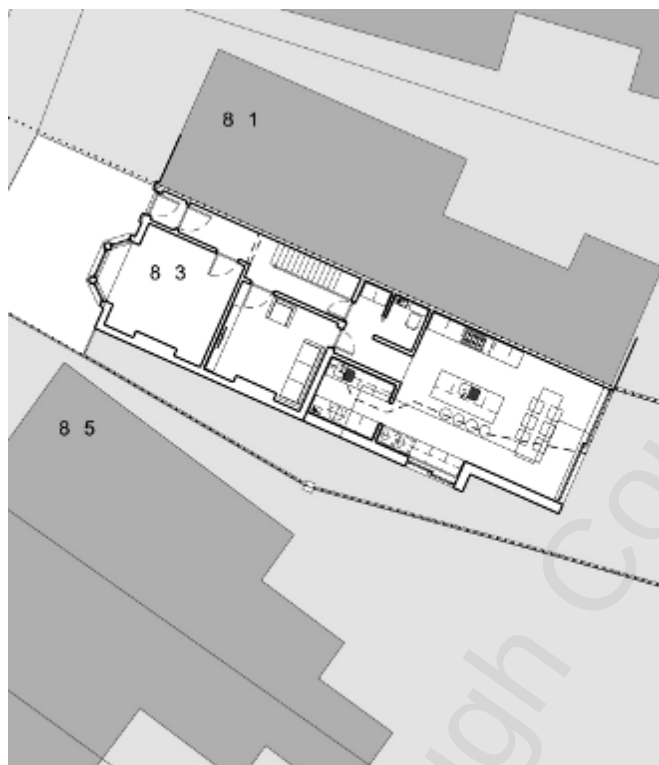


Proposed



Proposed





The neighbouring property has an existing window in the flank elevation as well as a bay window which may serve a living area. Nevertheless the proposed arrangement may result in perceived overlooking as the properties are only separated by a boundary fence and the windows are direct facing. The historic arrangements with these flank windows are not ideal nor in accordance with modern living standards therefore and if permission is forthcoming this window will be conditioned so that it is obscure glazed and top hung only to preserve neighbouring privacy.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS).

Parking and Highways

The proposal will result in an increase in the number of bedrooms to the property by two, however there is currently no scope for parking at the site.

Conclusion & Recommendation

The proposed dormers by virtue of their size, design and appearance would result in an incongruous addition which would overwhelm and dominate the roof space and resulting in detrimental harm to the character and appearance of the property. As such, the proposal is contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), the Householder Extensions/Alterations Design Guide (2021) and Section 12 of the National Planning Policy Framework 2021.

Therefore refusal is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	4 th August 2022	Dated:	05 August 2022

Gravesham Borough Council