

Delegated Report

Householder Planning Application

Planning Application No: 20240555

Location: 14 Raphael Road Gravesend Kent DA12 2PW

Description: Erection of a single storey rear extension and loft conversion with dormer in rear/side roof slope.

Applicant: Mr J David

Site Visit Date: 16 October 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 84-WD-500 Rev. A Existing and proposed block plans;
Drawing no. 84-WD-1000 Rev. A Site location plan;
Drawing no. 84-WD-100 Rev. A Existing layouts and elevations received 21 October 2024; and
Drawing no. 84-WD-101 Rev. A Proposed layouts and elevations received 22 October 2024.

Superseded Documents/Plans

~~Drawing no. 84-WD-100 Rev. A Existing layouts and elevations received 20 August 2024; and
Drawing no. 84-WD-101 Rev. A Proposed layouts and elevations received 20 August 2024.~~

Procedural issues

Following a request from the case officer, the applicant provided amended drawings to correct various drafting errors and provided clarification that there would be no encroachment over the boundary of the neighbouring property and that the proposed dormer would be faced with clay hanging tiles to match the existing roof.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings
- 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 1st 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 12 – Achieving well-designed and beautiful 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

GBC Environmental Protection Team (Regulatory Services)

There is no objection to this application but as the site falls within the buffer zone of a historic landfill site, the following condition is recommended.

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Neighbouring properties

The application was publicised to four neighbouring properties by letter. No representations have been received. The overall expiry date for consultations was 18 September 2024.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to rear roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that proposals should be set away from the gables, hips, eaves and ridge of a property; be lower than the existing ridge line and retain the original ridge line treatment; that dormers should not overwhelm the roof

slope within which they are placed; and that windows should reflect the position, design and character of existing windows on the host building.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The proposed dormer would add a significant bulk to the rear/side of the application property and for the rear outrigger, it would protrude above the existing ridge line. As such, the proposal could be considered to overwhelm the roof slopes in which it is situated. However, it is noted that the dormer would meet the cubic content criteria for permitted development under Class B of Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, the proposed facing materials for the dormer would match with the existing roof. In light of this, it is considered that a design ground of refusal would not be justifiable.

The proposed rear extension would be of a design and materials that would match with the existing dwelling and although the depth is larger than would be preferred, it does appear subservient to the existing building. It is noted that the rear extension would meet the size criteria to be considered as permitted development under Class B of Part 1, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proximity of St Peter and St Paul's Church is acknowledged but due to the design and location of the proposed development, there would be no impact upon this listed building.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and be broadly in line with the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed bedroom and dressing room would exceed the minimum room size for a double bedroom in the NDSS and therefore would provide good living conditions for future occupiers.

The proposed development would result in a three bedroom dwelling increasing to four/five bedrooms with a residual garden area of 60 square metres. For a four or more bedroom dwelling, the RLG requires a minimum of 100 square metres of private amenity space. Therefore, the proposal would undermine the living conditions of future occupiers.

However it is noted that the proposed dormer and rear extension could essentially be built using permitted development rights and as such, a ground of refusal based on a lack of amenity space would not be justifiable.

The proposal would result in the loss of two existing ground floor windows (kitchen and dining room) but due to there being a large patio door at the rear for the proposed kitchen and snug, then there would be no significant adverse impacts to natural light.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would not significantly undermine the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 12 and 16 Raphael Road (located to the west and east respectively). No. 12 Raphael Road has two ground floor windows in the side elevation facing the application site and a ground floor window in the rear elevation located some 0.25 metres from the site boundary.

Due to the proximity of the proposed rear extension to the boundary with no. 12 Raphael Road, its depth and the existence of a rear projection at no. 12, the proposal could cause adverse overshadowing (including having a tunnelling effect) and overbearing impacts to the occupiers of no. 12 Raphael Road. However, as the proposal would have a flat roof with a maximum height of 2.6 metres and the properties are south facing, it is considered that the adverse overshadowing and overbearing impacts would not be so significant as to warrant a refusal of planning permission. In addition, it is noted that the extension could be built using permitted development rights (provided that a prior approval application is determined first). No neighbour representations have been received.

The proposed dormer would project above the roof of the existing rear projection that adjoins no. 16 Raphael Road but due to the proposed design and the layout and orientation of the properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of no. 16 Raphael Road.

The proposed rear dormer windows would obliquely overlook the rear gardens of nos. 12 and 16 Raphael Road. However, as existing rear windows have similar overlooking impacts, the occupiers of these properties cannot not have an expectation of total privacy in their gardens. Furthermore, dormer windows are a common feature in the residential environment and in many instances are development that does not require planning permission. As such, the proposed rear dormer windows would not cause any significant adverse overlooking impacts.

The proposed development includes two windows in the dormer side elevation that faces no. 12 Raphael Road. These windows would be to a dressing room which is of a size that is capable of being used as a bedroom. The windows face the private garden area and two side windows of no. 12 Raphael Road and as such, would cause adverse overlooking impacts. However, this overlooking could be mitigated by the use of obscure glazing and fixed shut windows. As such, any planning permission granted would be conditioned to require this.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) of the Gravesham Local Plan First Review (1994) requires new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

Saved Policy P5 of the of the Gravesham Local Plan First Review (1994) allows for a relaxation of the vehicle parking standards for changes of use of buildings, the sub-division of existing dwellings and minor extensions in certain circumstances and provided that existing on-street parking problems are not unduly exacerbated.

The proposed development would result in the dwelling increasing from three bedrooms to four/five but the application property has no on-site parking provision. There are no parking restrictions on Raphael Road and parking demand is very high (due to the lack of onsite parking for surrounding terraced properties). It is noted that the application site is located in a sustainable location, close to local shops and services and various bus routes and that the proposed development could essentially be built using permitted development rights.

Overall, it is considered that the proposed development would result in a small increase in demand for on-street parking in the surrounding area but that this would not significantly undermine highway safety. As such, the proposal would be acceptable in highways terms and be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy P5 of the Gravesham Local Plan First Review (1994).

Any Other Material Planning Considerations

The application site is located within an area of medium palaeolithic and multi-period archaeological potential. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to archaeology. As such, the proposal would be in line with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

The application site is located within the buffer zone for the Gas Works Canal historic landfill site and the GBC Environmental Protection Team have set out the wording for a watching brief condition. Therefore, provided that this condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

Obscure glazing to en-suite/w.c. windows

Obscure glazing and non-opening dressing room windows

No further openings in flank elevations

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
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Signed:	K Joyce	Signed:	Justah
Dated:	23rd October 2024	Dated:	23 October 2024