



Delegated Report

Householder Planning Application

Planning Application No: 20240717

Location: 24 Great Clayne Road Gravesend Kent DA12 2FG

Description: Erection of a rear dormer loft conversion with rooflights.

Applicant: Mrs. A. Ayling

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 02/08/2024;
Drawing Number BL072-00 (OS Plan and Block Plan);
Drawing Number BL072-01 (Floor Plans – Existing);
Drawing Number BL072-02 (Elevations – Existing);
Drawing Number BL072-03 (Floor Plans – Proposed); and
Drawing Number BL072-04 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240265	Application for a Lawful Development Certificate in respect of the erection of a rear dormer loft conversion with rooflights.	Certificate Refused	10.07.2024
20110197	Outline application for residential development for up to 130 units together with new site access, associated open space, landscaping and related flood accommodation works.	Permitted	27.03.2014

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comment received

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period ended on 27th August 2024.

Preliminary Matters

The property does not benefit from full permitted development rights and a previous application for Lawful Development Certificate was refused under the following:

Application 20151266 details the following condition:

Notwithstanding the provisions of Article 3, Part 1, Classes B and C of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, no roof alteration or enlargement shall be carried out to any of the dwellings hereby approved unless a specific grant of planning permission has been given by the Local Planning Authority.

The reason for this condition is:

In order that any proposal for roof alterations or enlargement may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits, having specific regard to design and protecting residential amenity.

Officer's Analysis

Design, Character and Appearance

24 Great Clayne Road is a two storey semi-detached dwellinghouse located on the South side of the highway. The property is located within a residential area formed of a varied mix of dwellinghouses. There is hardstanding to the side of the property to allow off road parking for 2 vehicles.



The application proposes the erection of a rear dormer and roof lights to the front roof slope.

The rear dormer will have a flat roof at a maximum height of 2.33m. It will have a width of 4.25m and a depth of 3m and will create space for a fourth bedroom with en-suite.

The proposed dormer will be inset from the sides by 0.78m and 0.45m and will be constructed with materials to match the existing dwelling.

There will be two windows to the rear elevation, serving the newly formed bedroom and three roof lights to the front roof slope.

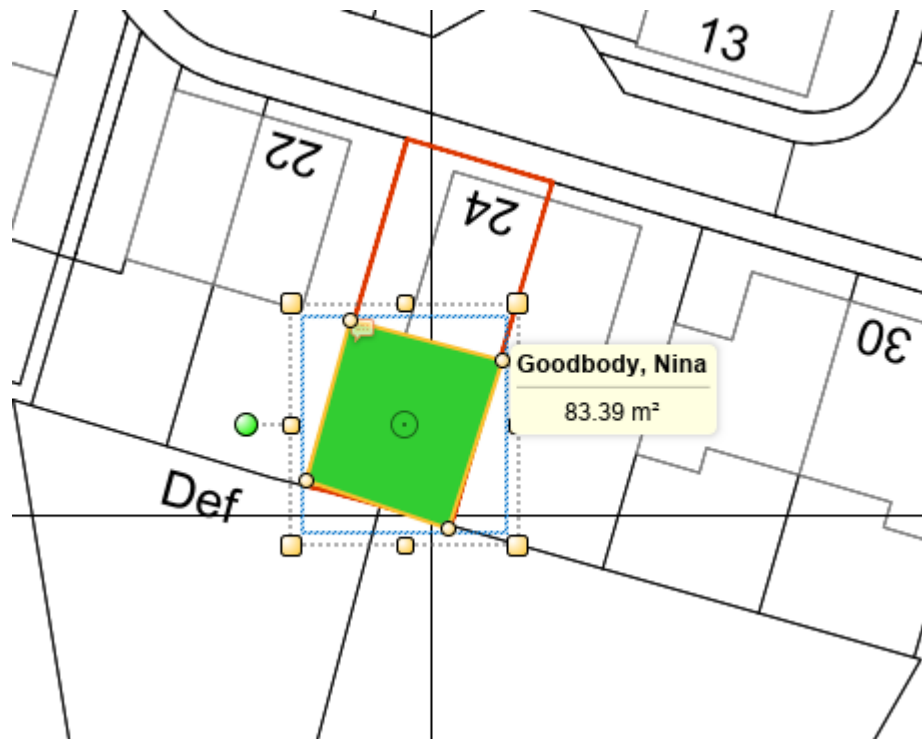
As such the proposal is not considered to be excessive in size or bulk, will be constructed using appropriate materials and is not detrimental to the host dwelling or the wider street scene, is considered acceptable in terms of design and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to four.

Gravesham's Residential Layout Guidelines state that a four bedroom property should have a minimum garden area of 100sqm and a depth of 10m.

The garden measures a depth of 9.54m, which is considered acceptable. However, the maximum usable area from the rear elevation measures 83.39sqm, which is slightly below the recommended guidelines, as shown below:



However, the application does not propose to reduce the original garden area and as such it would be unreasonable to refuse the application on these grounds alone.

Therefore, the proposal is considered to safeguard the amenity of future occupiers and it is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The application introduces habitable windows to the dormer, serving the newly created bedroom.

However, due to the distance from neighbouring properties, the proposal is not considered to have a detrimental effect in terms of outlook or overshadowing.

As such, the proposed development is considered to safeguard the amenity of the neighbouring property to the rear. It is also far enough away from any other surrounding property not to cause overlooking or loss of light. The proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023). No neighbour representations have been received

Any Other Material Planning Considerations

Parking and Highways

Current vehicle parking standards issued by Kent County Council suggest a minimum of two off road parking spaces for a property with four or more bedrooms.

The application site provides sufficient off road parking and as such there are no highways and parking issues in relation to the application.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	30th September 2024	Dated:	30th September 2024