



Delegated Report

Householder Planning Application

Planning Application No: 20221123

Location: 8 Ferguson Avenue Gravesend Kent DA12 5LX

Description: Construction of a dormer in the rear roof slope, installation of rooflight in the front roof slope and conversion of the roof space to form habitable rooms.

Applicant: Mr James Hurrell

Site Visit Date: 14.11.22

Submitted Documents/Plans

Application Form;
OS Plan (received on 20.10.22);
Drawing No. 01 REV A – Block Plan – Proposed;
Drawing No. 01 REV A – Elevations and Floor Plans – Proposed;
Drawing No. 01 REV A – Block Plan – Existing; and
Drawing No. 01 REV A – Elevations and Floor Plans – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221009	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer in the rear roof slope, installation of rooflight in the front roof slope and conversion of the roof space to form habitable rooms.	Certificate Refused	14.10.2022
20180576	Erection of single storey rear extension.	Permitted	11.07.2018
20110850	Application for minor material amendment to planning permission reference number 20100277 for demolition of existing dwellings and erection of a total of 195 dwellings comprising 127 two storey, two and three bedroom terraced houses, 10 three storey, four and five bedroom houses, 4 two storey, two bedroom houses with wheelchair access; 54 one and two bedroom flats comprising two blocks of three storey and two blocks of four storey flats and laying out of associated car parking spaces and amenity area; to replace blocks A and B with eight, three bedroom and two, two bedroom houses, making a total after amendment of 181 dwellings.	Permitted	18.11.2011
20100277	Demolition of existing dwellings and erection of a total of 195 dwellings comprising 127 two storey, two and three bedroom terraced houses, 10 three storey, four and five	Permitted	01.12.2010

	bedroom houses, 4 two storey, two bedroom houses with wheelchair access; 54 one and two bedroom flats comprising two blocks of three storey and two blocks of four storey flats and laying out of associated car parking spaces and amenity area.		
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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 (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

- SPG2 - 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); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments,

GBC – Highways Officer

I have no objections; the drive has sufficient length to accommodate two vehicles.

As an extra bedroom is being provided there should be a covered secure cycle parking space to comply with the requirements of SPG4

Neighbouring properties

Seven surrounding properties were consulted and no responses were received. The consultation period expired on 28.11.22.

Officer's Analysis

8 Ferguson Avenue is a two storey end of terraced property located to the west of the highway.



The application proposes the construction of a rear dormer and installation of a single rooflight in the front roof slope.

Design, Character and Appearance

The proposed development would make space for an additional bedroom and bathroom and the dormer would have a volume of 19.46m³. The plans and application form indicate that the face and cheeks of the dormer would be clad in red tiles with white windows; both to match the existing, and it would have a flat roof. The plans show that the dormer would be set back 0.60m from the eaves of the existing roof. The proposed materials are considered to be acceptable, however the size and shape of the dormer along with consideration to its setting, is not.

Gravesham's supplementary planning guidance; Householder Extensions/Alterations Design Guide (Design SPG) (2021) sets out the design expectations of rear roof extensions in section 10.9. It states "dormers should not overwhelm the roof slope within which they are to be placed" and also provides some visual examples of acceptable and unacceptable dormers:



The proposed dormer overwhelms the roof slope and spans almost the entire width of the roof as shown by the proposed rear elevation below:



Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. 8 Ferguson Avenue is a 3 bedroomed end of terrace property, and along with surrounding properties, the permitted development rights for the site have been restricted in view of the restricted size of many of the plots on the estate and in order to safeguard the privacy and amenity of the occupants of adjoining dwellings. Furthermore, although it would not be seen from the front, a rear dormer extension would not conserve and enhance the character of the local built environment or integrate well with the surrounding area and would go against the intention of the condition applied to the estate.

Therefore, the proposal is contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Amenity of Future Occupiers

The proposed bedroom and bathroom areas on the second floor level comply with Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020) at approximately 12.00sqm and 5.69sqm respectively.

In terms of garden space, the RLG (2020) states a 4 bedroom property should have a minimum garden area of 100sqm and a minimum depth of 10.00m. It is noted that there is an existing outbuilding to the rear of the garden that appears to have been constructed without the benefit of planning permission. However, this may now be immune from enforcement action through the passage of time. As aforementioned in the planning history section of this report, the property also benefits from a single storey rear extension. Consequently, the garden area is approximately 64.57sqm (including the outbuilding which takes up 25.35sqm) leaving a resultant garden space of 39.22sqm. The garden depth is approximately 8.12m

(calculated from remaining garden area). Therefore, the proposed dormer extension will increase the number of bedrooms, creating a substandard garden area and would therefore provide poor amenity for future occupiers.

In conclusion, the proposal fails to safeguard the amenity of future occupiers contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (NPPF).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the privacy or outlook of neighbouring properties. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no highways or parking issues that arise as a result of this proposal.

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would not pose an issue with regards to this constraint.

Archaeology

The site lies within an area of archaeological potential. However, the proposed development would not have any archaeological impact.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed dormer is large, bulky, and overwhelms the roof slope. The dormer will be an incongruous addition that is not in keeping with the design for the character of the area. As such, the development is contrary to Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Furthermore, the proposed development fails to safeguard the amenity of future occupiers with a garden area that fails to comply with Gravesham's Supplementary Planning Guidance; Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>

Dated:	5 th December 2022	Dated:	5 th December 2022

Gravesham Borough Council