



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250514

**Location:** 9 Pepys Close Northfleet Gravesend Kent

**Description:** Alterations to front roof pitch to create headroom at first floor level and alterations to external materials for front porch.

**Applicant:** Mr B Hayre

**Site Visit Date:** 05 August 2025

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Drawing no. 24/459/02 Rev. A Proposed layouts, elevations, sections and site plan;  
Drawing no. 24/459/01 Rev. A Previously approved layouts, elevations and site plan; and  
Planning, Design and Access Statement.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                               | Decision  | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20240547  | Construction of dormer extensions in front and rear roof slopes incorporating a hip to gable roof enlargement; Conversion of roof space into habitable rooms; Erection of front porch.                                    | Permitted | 30.08.2024    |
| 20200831  | Alteration of porch roof from flat to pitched and construction of dormer extensions in the rear and front roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms. | Permitted | 11.11.2020    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

#### National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

#### Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

### **Consultations, Publicity and Representations**

#### Neighbouring properties

The application was publicised to eight neighbouring properties by letter. Six representations (all in support) have been received and are summarised as follows;

- The new look of the proposal would be an asset to Pepys Close, bearing in mind all the properties are of a different design.
- The design is supported and will not impede on the street.
- The need for extra usable bedrooms is understood and the design needs to be accessible from the upstairs and rooms and doors be an acceptable height.
- The property has adequate parking for any additional cars.

It is noted that two representations have been received from the same neighbour.

### **Officer's Analysis**

#### Background

Planning permission was granted in November 2020 for the alteration of the porch roof from flat to pitched and the construction of dormer extensions in the rear and front roof slopes, incorporating a hip to gable roof alteration and the conversion of the roof space into habitable rooms (reference 20200831) at the application site.

It should be noted that as part of the determination of application 20200831, the proposed development was amended to reduce the size of the proposed front dormers. The original proposal was as follows;



Planning permission was granted for the following design (20200831) although not implemented;



In August 2024, planning permission was granted for the construction of dormer extensions in the front and rear roof slopes incorporating a hip to gable roof enlargement; the conversion of the roof space into habitable rooms; and the erection of a front porch (reference 20240547). Originally, that application sought to replace the two proposed front dormers with a single, larger dormer, as shown below;



However, following a request from the case officer, to reduce the size and bulk of the proposed front dormer, the proposal was amended to revert back to the same design as the development permitted under application 20200831.

In January 2025, the Borough Council responded to a pre-application enquiry regarding the proposed erection of a dormer extension between two partially constructed front dormers at the application site (reference PRE20240286). The proposed dormer extension would connect the two existing dormers, be set back 150mm behind their front building line, have a part sloping and part flat roof and would be faced with hung tiles. The following was the proposed front elevation;

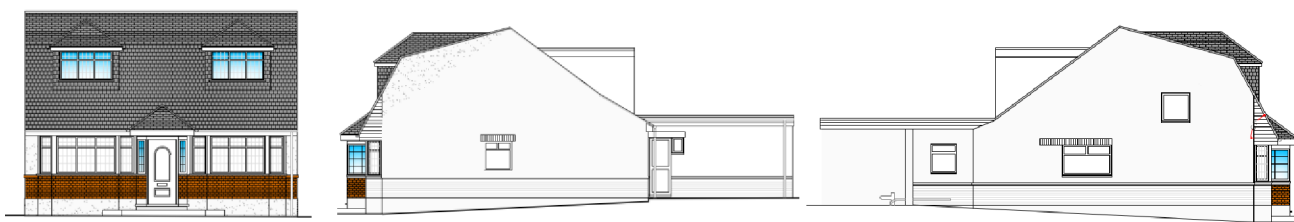


The applicant was advised that the proposed development, by reason of its design, form and appearance, would result in an excessively bulky addition to the building, which would be an incongruous feature and be detrimental to the character and appearance of the surrounding area.

The current application seeks to alter the roof of the property to create additional headroom in the roof space around the existing, partially constructed dormers. The new roof would have two pitches on the front elevation. The proposed alterations compared to the approved scheme (20240547) are as follows;

- Roof pitch increased at front with two pitches (and set forward above the existing bay windows);
- Relocation of staircase;
- Increase in size of one rear bedroom (10.4 to 13.7 square metres floor area);
- Increase in size of both front bedrooms (10.8 To 12.1 square metres and 8.4 to 13 square metres floor area); and
- Porch design to include brick facing at the base where previously it was glazed.

The following are the proposed front and side elevations;



### Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

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.

For front roof extensions, the Householder Extensions/Alterations Design Guide (2021) sets out, where there is not an existing established character of such development, front dormers will generally be unacceptable.

In this instance, the principle of two separate front dormers has previously been accepted. However, due to the physical constraints of the existing roof space, the previously approved dormer design would not provide the internal space shown in the approved first floor layout. In order to rectify the floor space issue, the proposed development would alter the front of the roof around the existing partially constructed dormers and would result in a mansard type roof appearance at the front of the dwelling. It is considered that the proposal would lead to increased size and bulk at the front/side of the dwelling and an asymmetrical roof design (because the front and rear slopes would not have consistent pitches), which, due to the layout of the surrounding buildings, would be highly visible in Pepys Close (see images below). Whilst it is acknowledged that there are a variety of roof designs in Pepys Close and its surroundings, there are no existing mansard roofs or similar. The following are images of the application site from Pepys Close taken on 05 August 2025;



It is acknowledged that a number of local residents support the design approach for this proposal and positive features are that the proposed external facing materials would match with the existing for the application property and the proposed porch alteration would be acceptable. However, these factors would not overcome the negative design issues outlined above.

The applicant has set out that the proposed dormers would be lower and less projecting than those previously approved. However, it is understood that the existing dormers would be retained. Therefore, it

is only the proposed alterations to the roof that would result in the dormers being less intrusive than those approved. This would not justify a proposal that would have significant adverse design impacts in itself.

The applicant has set out that a steeper roof pitch would be more consistent with neighbouring properties and illustrates a variety of property designs/roof pitches in the wider surrounding area. However, the existing roof pitch appears to be fairly consistent with those immediately surrounding it and there is certainly no existing mansard roof design. Furthermore, the fact that there are a variety of dwelling designs in wider Northfleet, does not provide a convincing reason to accept something that is out of character with application property and its immediate surroundings.

Overall, it is considered that the proposal would have an unbalancing impact on the roof of the existing property, increasing the size and bulk of the front roof slope and be of an asymmetrical, mansard type design, that would not match with any of the existing roof designs in the surrounding area. Therefore, by reason of its design, form and appearance, the proposal would be an incongruous feature, which would be detrimental to the character and appearance of the existing building and the surrounding area. As such, the proposal would be contrary to paragraph 135 of the NPPF 2024, Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and to the Householder Extensions/Alterations Design Guide (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 alterations would lead to increases in the floor areas of three of the proposed bedrooms (all of which would exceed the minimum size standard for double rooms in the NDSS), which would improve the living conditions for future occupiers and as such, the proposal would improve 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 proposed alterations would not change the location of the existing windows in the front elevation and no new windows would be inserted in the side elevations. As such, there would be no adverse overlooking impacts.

The proposed alterations would increase the bulk and prominence of the roof of the application property but due to the design of the proposal and to the layout and orientation of the surrounding properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

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 September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994 require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards, a three bedroom dwelling should have two vehicle parking spaces and a four bedroom dwelling, three spaces. According to the KCC Residential Dropped Kerb Guidance and Self-Assessment document, parking spaces located perpendicular

to the roadway should be a minimum of 2.4 metres (width) by 4.8 or 6 metres (depth). Six metres depth would be required if the space is in front of an access door or garage.

The proposed development would result in the dwelling increasing from three original bedrooms to four new bedrooms (three of which having larger floor areas than that previously approved) and there would be no alteration to the existing parking or access arrangements (which are in line with the above size requirements). The existing frontage parking area can accommodate at least three vehicles and therefore, the proposal would be in line with the adopted Vehicle Parking Standards.

The comment of a local resident in relation to there being adequate parking for additional cars is noted.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

#### Any Other Material Planning Considerations

The applicant has referred to the proposed development being necessary to support his multi-generational household including elderly parents with medical needs. Whilst the personal circumstances of the applicant and his family are sympathised with and acknowledged, it is considered that they do not outweigh the significant design concerns raised above. Furthermore, it is likely that other design approaches could be employed, in order to provide the floor areas and/or rooms required for the applicant and his family, for example via an outbuilding or another type of extension.

#### **Conclusion**

The proposed development would have no adverse highways or residential amenity impacts, which weigh in support of the proposal. However, the proposal would be an incongruous feature, which would be detrimental to the character and appearance of the existing building and the surrounding area. As such, the proposal would be contrary to paragraph 135 of the NPPF 2024, Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and to the Householder Extensions/Alterations Design Guide (2021).

Overall, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits and therefore planning permission should be refused on design grounds.

#### **Recommendation**

That planning permission be refused on the following ground;

1. The proposal is considered poor design which would have an unbalancing impact on the roof of the existing property, increasing the size and bulk of the front roof slope and be of an asymmetrical, mansard type design, that would not match with any of the existing roof designs in the surrounding area. Therefore, by reason of its design, form and appearance, the proposal would be an incongruous feature, which would be detrimental to the character and appearance of the existing building and the surrounding area. As such, the proposal would be contrary to paragraph 135 of the National Planning Policy Framework 2024, Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and to the Householder Extensions/Alterations Design Guide (2021).

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

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|----------------------|-----------------|---------------------|----------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce | <b>Team Leader:</b> | Mrs Faye Walsh |
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|----------------|-----------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|
| <b>Signed:</b> |  | <b>Signed:</b> |  |
| <b>Dated:</b>  | 5th August 2025                                                                   | <b>Dated:</b>  | 06 August 2025                                                                      |