



Delegated Report

Householder Planning Application

Planning Application No: 20221188

Location: 11 The Lapwings Gravesend Kent DA12 5QH

Description: Alterations to the roof space including; hip to gable roof extension to west elevation with relocated rooflight, introduction of total 4no. rooflights to the east, west and north roof slopes and erection of 2no. roof dormers to the east elevation to accommodate conversion of roof space into habitable rooms.

Applicant: Mr Dhinsa

Site Visit Date: 22nd December 2022

Submitted Documents/Plans

Application Form

001 B – Location Plan and Block Plans

002 A – Existing Floor Plans

003 A – Existing Elevations

004 B – Proposed Floor Plans

005 A – Proposed Elevations

006 A – Existing and Proposed Street Scenes

Superseded:

~~001 A – Location Plan and Block Plans~~

~~004 A – Proposed Floor Plans~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220903	Erection of single storey side extension and alterations to roof form and fenestration of existing rear projection.	PER	21.10.2022
20220499	Erection of single storey side extension.	REF	05.07.2022
20171341	Erection of single storey side extension and garage at the rear of the property.	REF	07.01.2019
20030284	Erection of first floor side extension to form bedroom and en-suite w.c./shower room over the detached aquarium building and providing a hallway linking to the main dwelling at ground floor level and erection of a	PER	28.05.2003

	conservatory at the rear.		
19970722	Erection of a detached building at the rear of the existing garage to form a tropical fish house.	PER	26.11.1997
19920183	Erection of first floor extension at the side to form enlarged bedroom.	PER	05.05.1992
19840393	Erection of 100 dwellings with car parking and garages associated earthworks and laying out of access road onto Hillside Avenue and Old Road East	PER	22.11.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

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

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date for submission of comments was 24th February 2023.

Consultees

Ward Councillors: No comments received.

Neighbouring properties

2no. surrounding properties were consulted and no responses were received.

Officer's Analysis

The application site consists of a two-storey detached dwelling situated at the entrance to The Lapwings on the northern side of The Lapwings on a corner plot with its eastern flank elevation facing onto The Turnstones. The property has already been extended with a first-floor side extension and conservatory at the rear permitted under ref. 20030284.

It is noted that recent consent was given under ref 20220903 for erection of single storey side extension and alterations to roof form and fenestration of existing rear projection. Works are yet to commence and are subject to a pre-commencement condition for which details are also yet to be submitted. Whilst the proposed drawings for that scheme are not indicated on the plans, it is noted that if approval is given for this application both works could be undertaken and so the cumulative impact should be considered.

Summary Information

	Dormer extension – each (m)
Max height (from roof slope)	1.9
Max eaves height (from roof slope)	1.2
Max Width	1.7
Max Depth	2.4

	Existing Roof (m)	Proposed Roof (m)	Change +/- (m)
Max height	7.95	8.45	+0.5
Max eaves height	5.15	5.65	+0.5
Max Width	10.95	10.95	No Change
Max Depth	9.5	9.5	No Change

Principle of Development

This application is located in the urban area where alterations and extensions to residential buildings are generally acceptable in principle. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; visual amenity (design, character and appearance), amenity of future occupiers, residential amenity of neighbours and parking and highway matters.

Design, Character and Appearance

This dwellinghouse is located at the corner of Lapwings and The Turnstones. Its eastern side elevation,

faces the highway and will therefore have a more prominent impact on the streetscene. It would therefore be equally as important in terms of visual appearance and impact on the character of the area as the front elevation, which front The Lapwings.

It is noted that in the wider area, dwellinghouses often feature gable ended sides or fronts. The proposed hipped to gable roof, would therefore not be an uncharacteristic feature and would retain a good visual, spatial distance of 3 metres from the neighbour at two storey level. It is noted that the height of the dwellinghouse would increase. But as shown in the street scene elevations, this would not exceed the height of the neighbouring dwellinghouses and so would not appear visually dominating. It would be located to the west elevation, and whilst visible from the front elevation would not appear significantly more prominent. Whilst it is unfortunate that the last hipped section of roof would no longer remain, and this is a feature which softens the bulk and appearance of the dwellinghouse, it would not be significantly harmful to the character and setting of the area.

Of greater concern would be the addition of the dormer extensions and roof light to the eastern elevation. Whilst this would be a lesser increase in scale, its position fronting The Turnstones, where greater footfall is located, could harm the appearance of the street scene. It is noted that dormer extensions are present in the wider vicinity but they are located to the lesser visible areas of those buildings at the rear. Given the location of these dormers to the side and the visibility from the street scene, they should be treated with the same considerations for those proposed to front elevations. Paragraph 10.10 of the Householder Extensions/Alterations Design Guide SPG advises that front roof extensions will generally not be acceptable on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene. Whilst there is no existing character of front dormer extensions, this impact should be weighed against the benefits of such development, which would include an increase in passive surveillance of this currently poorly overlooked area, fronting an area of green. Also of positive impact would be the good design of the single pitched dormers, evenly spaced, set in from the sides, up from the eaves and down from the ridge.

Concluding, it seems that the increased bulk would be minor. Albeit exceeding the original form of the dwellinghouse quite significantly as a result of a number of extensions previously and outstanding permissions. This particular proposal would not increase the footprint of the dwellinghouse and would not significantly exacerbate the increase in bulk. The proposed design is in keeping with the area, with exception of the dormer roof extensions, which would be well designed, subservient on the roof slope and would improve the surveillance of this street.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposed works would not increase number of bedrooms. The loft space create an office and large storage area. There are no minimum space standards for such rooms. The storage area would have a floorspace of 25.6m².

The rooms meet the required minimum space standards and would continue to have adequate rear garden depth and area as per SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

The neighbour most likely to be impacted by the development would be 10 The Lapwings to the east.



As can be seen in the above photograph, this neighbour has two upper floor openings, which the increased bulk resulting from the increased height and hipped to gable roof extension could potentially result in overshadowing of these openings. As such a 25 degree test should be applied.



In the above images, it shows that any development above the yellow highlighted line would result in

overshadowing of these openings. It is evident that the gable roof would result in overshadowing of these openings. However, given that this neighbour is located to the west, it is likely to be overshadowed only in the morning and not throughout the day. It is also noted that this neighbour has upper floor windows to the front and rear, allowing light into the dwellinghouse, which would not be overshadowed as a result of the development. However it is important to that that the windows in the flank elevation are first obscured, and secondly, serve bathrooms/ensuites. As such these are non habitable rooms which further reduces any detrimental impact. There are no issues of overlooking or loss of privacy. Given the 3-metre distance from this neighbour and that the increased height would be no higher than this neighbours dwellinghouse, the alterations would not result in a significant physical overbearing impact on the neighbours property.

No neighbour representations have been received.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking Provision

No alterations are proposed to the existing parking arrangement and no additional bedrooms are proposed. As such the property has sufficient parking provision.

Conclusion & Recommendation

On balance, the proposed development complies with all relevant national and local planning legislation. The recommendation is therefore to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th February 2023	Dated:	27 February 2023