

Delegated Report

Householder Planning Application

Planning Application No: 20230015

Location: 5 Lesley Close Istead Rise Gravesend Kent

Description: Erection of front and rear dormer to roof and conversion of roof space to habitable rooms.

Applicant: Mr Jack Bonner

Site Visit Date: Desktop Assessment

Preliminary Matters

It was noted the proposed dormers would possibly conflict with Gravesham's Supplementary Design Guidance (2021). Therefore, the agent was emailed on 03.03.23 in order to give the opportunity to amend the plans. On 06.03.23 a response was received with no amended plans provided. As such, the application will be determined as submitted.

Submitted Documents/Plans

Application Form;
Drawing No. 22/1060/01 REV A – Elevations & Floor Plans – Existing and Proposed;
Drawing No. 22/1060/02 REV A – Block Plan – Existing and Proposed; and
Site Location Plan (received on 09.01.23).

Relevant Planning History

No relevant history.

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

- 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); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC – Highways Officer

This proposal converts a two bedroom bungalow into a three potential four bedroom property, if the study is larger enough to be used as a bedroom.

Gravesham's adopted parking standards are no longer considered appropriate as the NPPF states maximum standards should no longer be used for residential properties. This just leaves the Kent County Council Design Guide Interim Guidance Note 3 Residential Parking.

The requirements of the Guidance Note for a rural/suburban edge area are as follows.

2 bedroom 1.5 spaces per unit
3 bedroom 2 spaces per unit
4 bedroom 2 spaces per unit

Whilst the garage does not conform to current requirements, given its size it was provided I have to assume as a parking space so is acceptable providing it is used for no other purpose.

There appears to be sufficient room to readily accommodate a second vehicle, but I would suggest a parking plan should be submitted to secure the second parking space. If it is in front of the garage door, the parking space should be 2.7 metres wide due to the garden wall by 6 metres long, if it is in the front garden it would be 4.2 metres wide by 6 metres long as it seems the vehicle would be parked parallel to the carriageway.

In addition, one perhaps two secure cycle parking spaces are required and these cannot be in the garage due to its limited size, unless a second parking space is provided.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The overall consultation

period expired on 13.02.23.

Officer's Analysis

5 Lesley Close is a semi-detached bungalow located east of the highway.

Google Image



This application proposes the erection of front and rear dormers, with the conversion of the roof space to form habitable rooms. In addition, the plans show the installation of a new window in the flank elevation, at first floor level.

Proposed Development

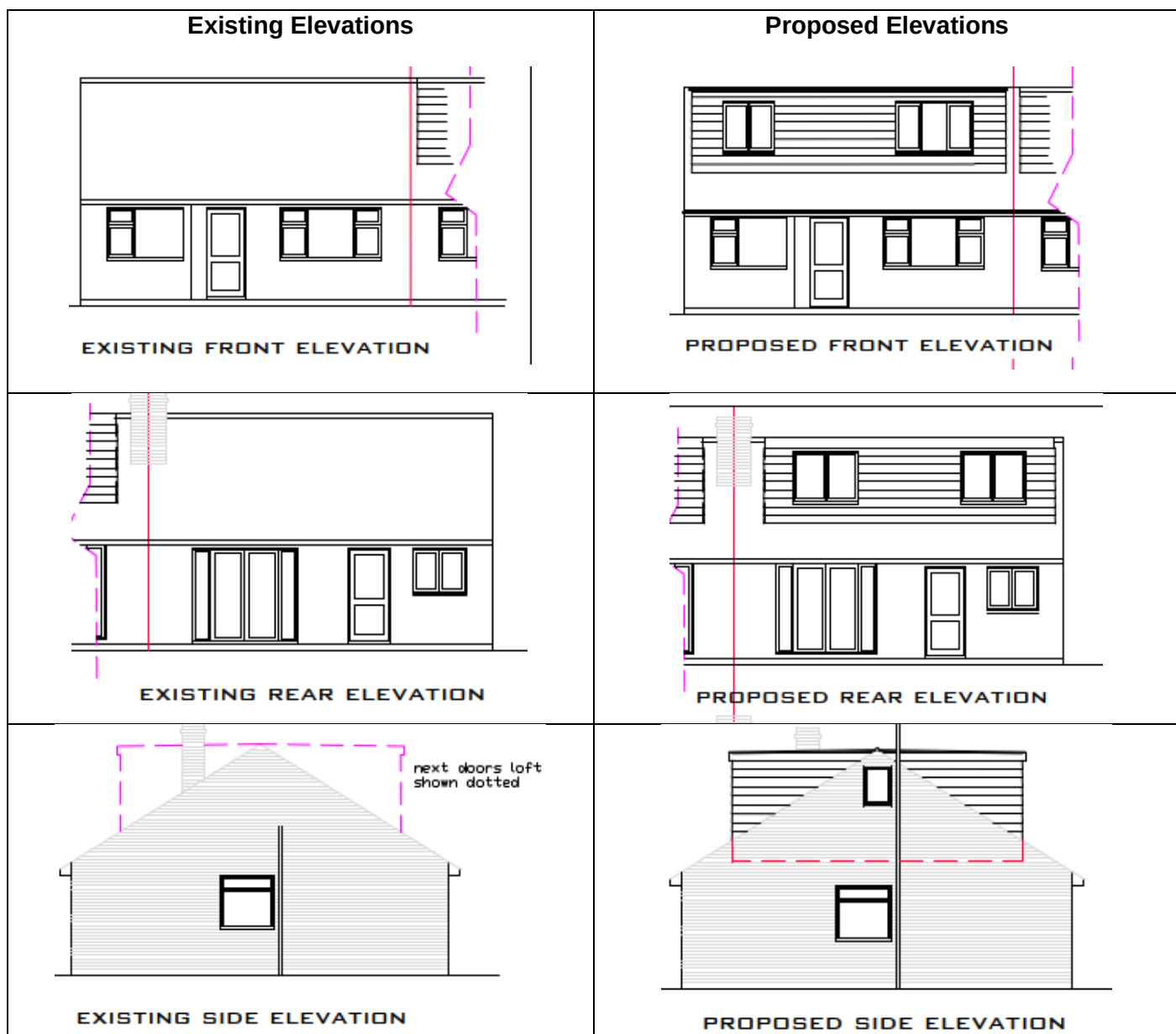
The development will create space for internal layout changes at ground floor level, and two bedrooms, a study and bathroom at first floor level. The proposal would result in an increase in bedrooms; going from a two bedroomed property to a three bedroomed property, and has the following dimensions:

Front Dormer

- Height 1.94m
- Depth 3.15m
- Length 7.23m
- Volume 22.09m³

Rear Dormer

- Height 1.94m
- Depth 3.15m
- Length 6.69m
- Volume 20.44m³



Design, Character and Appearance

The proposed dormers are large, they are set in from the edge of the eaves of the existing dwelling but are not set down from the roof ridge. The application form indicates the dormer walls will match the existing roof tiles. Although fenestration details are not specified, the decision notice can be conditioned to ensure the proposed external materials will match the existing dwelling to ensure a satisfactory visual relationship between the existing and new development.

There are examples of this type of development within the local vicinity. Many of these permissions were granted prior to the adoption of the current Local Plan Core Strategy (2014) and/or the supplementary planning guidance; Gravesham's Householder Extensions/Alterations Design Guide (Design SPD)(2021). The Design SPD sets out the design expectations for development within the borough, and includes guidance on roof alterations; dormers should not be higher than the existing ridge line, should not overwhelm the roof slope and should be set away from the ridge of a property. Front dormers are generally unacceptable where there is not an existing established character of such forms in the immediately surrounding street scene. Notwithstanding the guidance, the adjoining neighbouring property, No. 6 Lesley Close, has unfortunately already carried out development similar to this proposal. There does not appear to

be any planning history relating to this development, however the dormers for 6 Lesley Close have been in situ for a number of years and may now be immune from enforcement action through the passage of time. As such, the proposal for this application will replicate the appearance of No.6. The development, although large, will serve to balance the pair of semi-detached dwellings and in this instance, although undesirable, the proposal is considered to be acceptable.

On balance, the development is acceptable and accords with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth, and the proposed block plan indicates the resultant garden space would comply with these requirements. The RLG (2020) also sets out expected room sizes, and the new first floor bedrooms would comply with the guidelines, albeit the smaller bedroom would only be suitable for single occupancy. At 3.47sqm, the first floor bathroom is slightly under the 3.60sqm requirement for a bathroom, however this shortfall is considered negligible, with consideration that further bathroom space is available on the ground floor. Although room sizes for a study are not specified within the guidance, 5.46sqm is considered to be sufficient space. Therefore, the proposed development is considered to provide acceptable garden and room space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

The new window in the flank elevation of the existing dwelling will serve a bathroom and therefore be conditioned to be obscure glazed, and no windows are proposed in the flank elevations of the dormers, ensuring privacy. Additionally, there is sufficient privacy distance maintained from No's. 23, 24 and 25 Lesley Close and No. 25 Istead Rise. Furthermore, there will be a gap of approximately 5.42m between the development and the existing dwelling at No. 4 Lesley Close. It is also noted on aerial maps that No.4 has an existing single storey rear extension.

In situ, the proposal will not result in a detrimental sense of enclosure, loss of light, loss of privacy, or impact the outlook of neighbouring properties.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

Gravesham's Highways Officer indicates two parking spaces should be provided for the property due to the increase in bedrooms. The existing garage, although undersized according to current requirements, provides one space and as per the officers comments, there appears to be sufficient room to accommodate a second vehicle. The suggestion is to secure this with a parking plan. Notwithstanding the highways officers comments, on balance, it is noted that the shared access and space in front of the garages has been used for a number of years as car parking space. Therefore, on balance, the proposal is acceptable.

Any Other Material Planning Considerations

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and the development is not considered to have a detrimental impact

on the landscape which is therefore in accordance with Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014.)

Conclusion

The development, although large, will serve to balance the pair of semi-detached dwellings and in this instance, although undesirable, the proposal is considered to be acceptable. Moreover, the proposal is considered to protect the amenity of future occupiers and neighbours.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	8 th March 2023	Dated:	9th March 2023