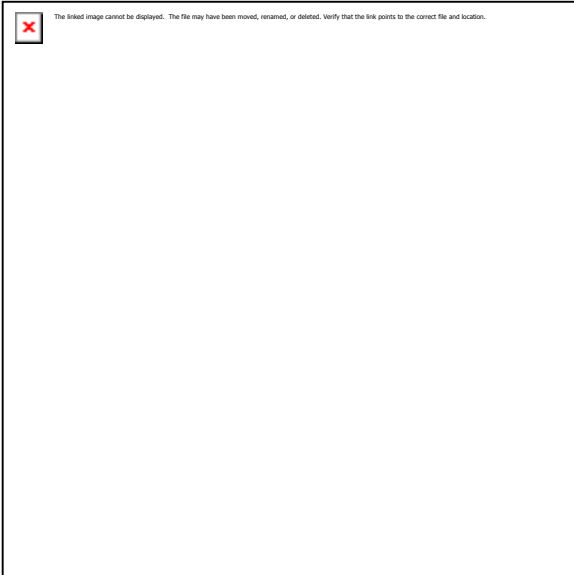




Delegated Report

Householder Planning Application

Planning Application No: 20220479

Location: 5 Arnold Road Gravesend Kent DA12 5PU

Description: Erection of single storey rear extension and construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.

Applicant: Ms Ruta Aisthorpe

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form;
- Drawing No: 01 (Existing Plans/Elevations)
- Drawing No: 03 (Site Location Map)
- Drawing No: 04 (Existing/Proposed Block Plans)
- Drawing No: 02 (Proposed Plans & Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19490484	Detached bungalow	Permitted	08.06.1949

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

Consultations, Publicity and Representations

GBC Highways Officer

“Kent County Council’s current residential vehicle parking standards would increase the requirement by half a car going from a three bed to a four or more bedroom dwelling. As half a car cannot be provided on a communal or independent basis, I would recommend that there should be space for two cars if the development proceeds. In addition to comply with the requirements of SPG4, two secure cycle parking spaces are required (one per bedroom).”

Looking at the OS plan, there seems to be sufficient space in the front garden to accommodate a second vehicle perpendicular to the highway and with an extended carriage crossover, so conditions should suffice for both of the above.

(Note, I’m relying on Google Street View for site details which was last updated May 2018)”



Neighbouring properties

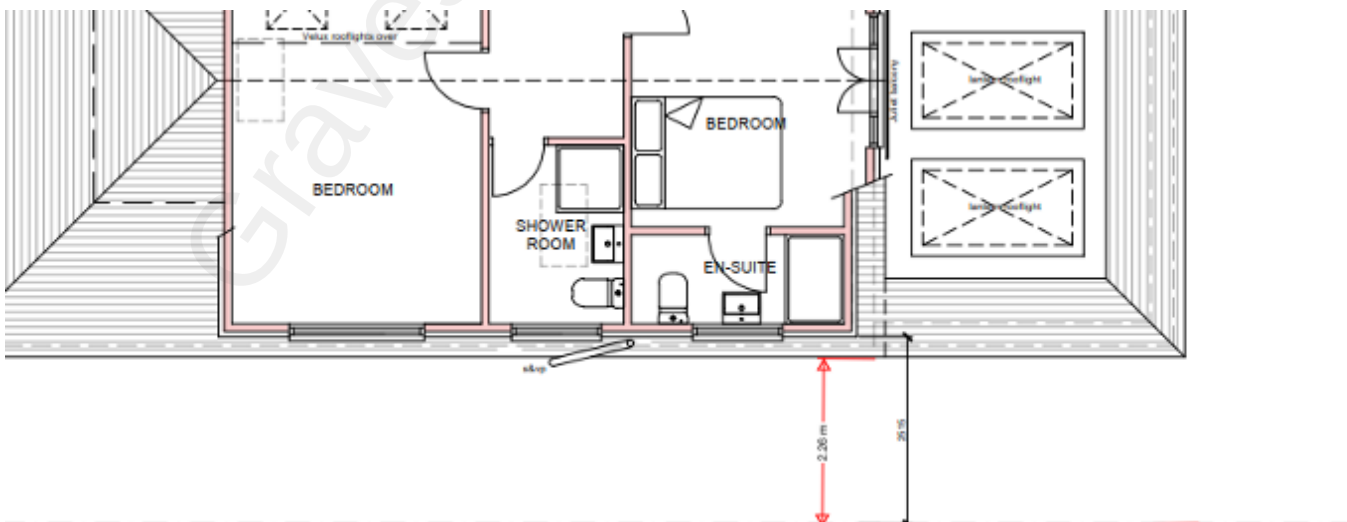
The application was advertised by way of letter to eight surrounding properties. The consultation Period expired on 25th May 2022 and two representations were received. The main points raised in the objection were:

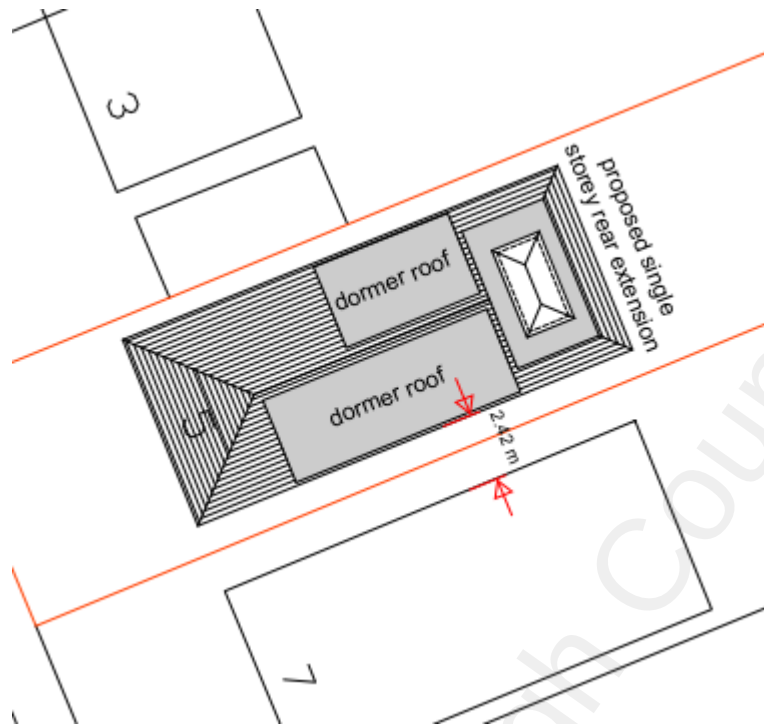
- Dormer is flat roof and not in keeping with streetscene and contrary to SPD4
- Scale of development
- Overlooking into a neighbouring property from windows
- Direct views into habitable rooms
- Plans show Incorrect measurement between dormer and boundary wall

A further comment was received regarding the retention of trees in the rear garden however these comments were not considered an objection. As the trees do not have any preservation orders on them they can be removed by the applicant at any time.

Procedural Issues

It is noted that there is an inconsistency on Drawing No.02 which shows the property seeing set away by 2.5m from the common boundary with No.7 Arnold Road. It is evident that this is measurement is not the distance between the boundaries but the distance between the flank elevation of both properties.





Officer's Analysis

Proposal

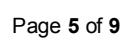
The proposal seeks the erection of a single storey rear extension and construction of dormer extensions in both side roof slopes incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.

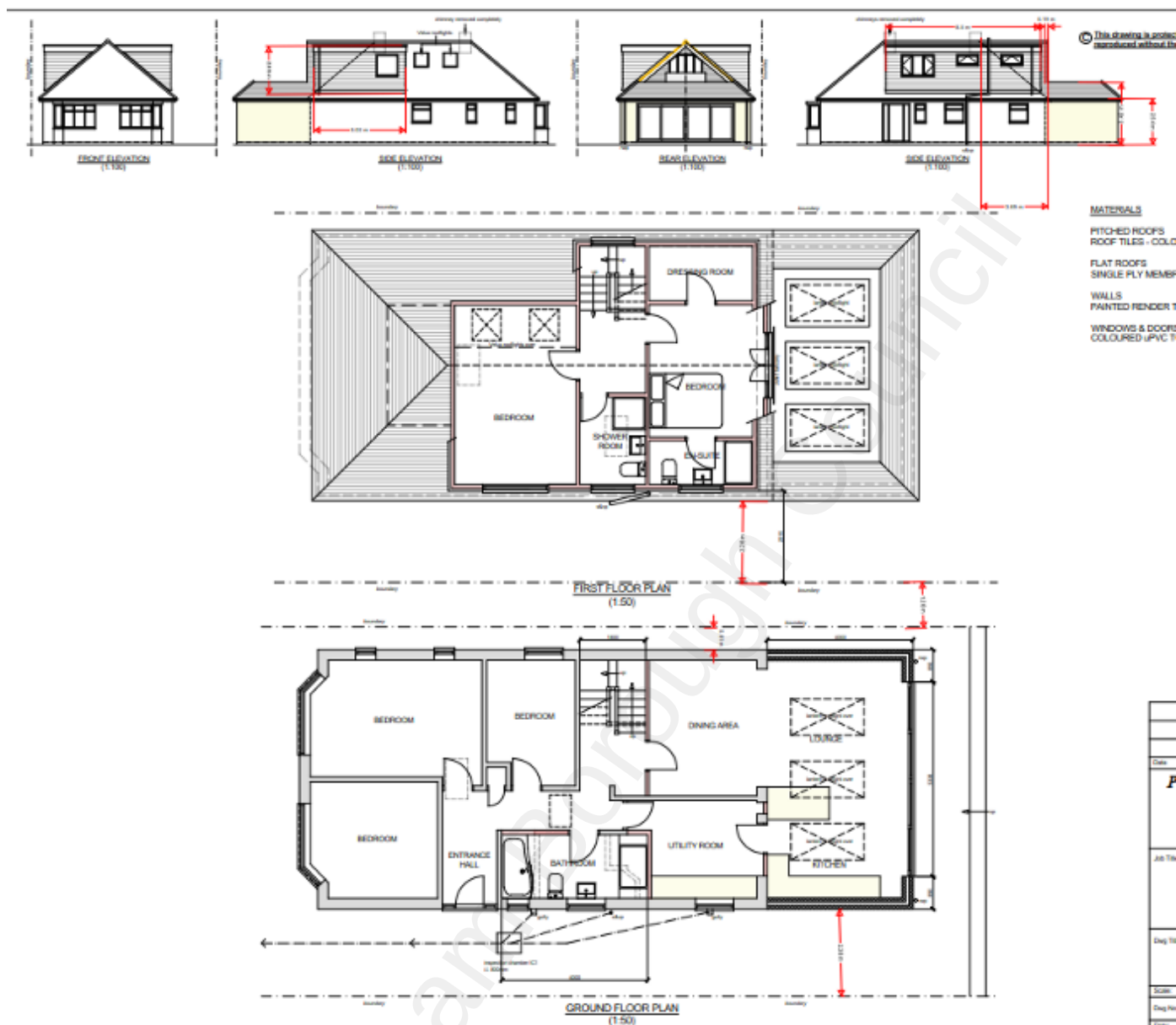
The single storey rear extension will project 4m from the rear elevation of the house and span the entire width of the host dwelling. The extension will be finished with a flat roof which will be hipped on the three edges. The roof will have a maximum height of 3.4m and will include three roof lights and large patio doors in the rear elevation to allow for access into the rear garden. The extension will be used as a kitchen and diner.

In the northern elevation the dormer will have a width of approx. 5m, a depth of approx. 3.2m and a height of approx. 2.4m. The dormer will include a window in flank elevation which will serve a staircase.

To the rear of the property the hipped roof will be extended to become a gable and will include a Juliet balcony which will serve a bedroom.

The dormer in the southern elevation will have a width of approx. 8.5m, a depth of approx. 3.2m and a height of approx. 2.4m. The dormer will have three windows in the flank elevation which will serve a bedroom, an ensuite shower room and a bathroom.





Design, Character and Appearance

The application site is a detached bungalow in use as a single family dwelling. The property has not previous planning history and does not have any extensions, however there is an outbuilding to the rear which has been built under permitted development rules.

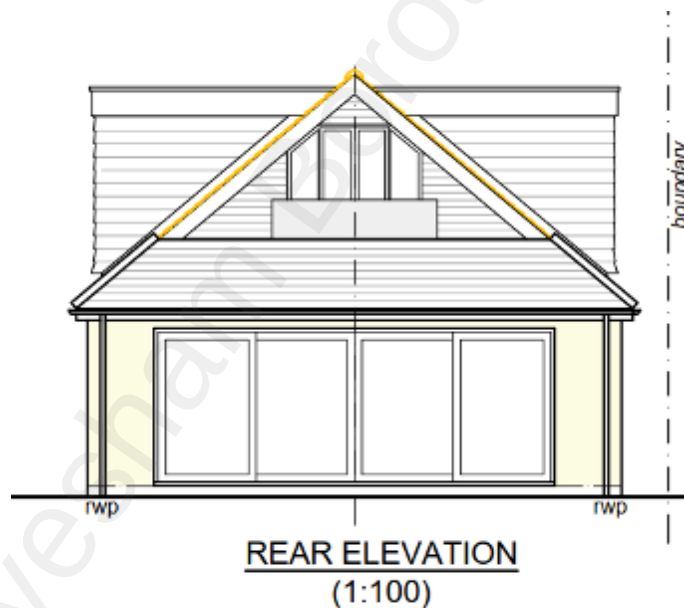
There are many properties with single storey rear extensions so the concept of extending to the rear is not uncharacteristic. Furthermore due to the positioning of such an extension, it would not impact the wider streetscape.

In terms of side dormers, there is a bungalow known as No.23 Arnold Road which has two modest flat roof dormers in the side elevations which are a later addition. It is noted that these dormers were not constructed with the benefit of planning permission and were constructed at some point in the 90's and are therefore immune from enforcement action.



The first element of the proposal seeks the erection of a 4m single story rear extension. This element of the proposal is acceptable in terms of scale and design with a hipped roof on the edges.

The proposed hip to gable in conjunction with the proposed side dormers overwhelms the roof of this modest detached bungalow. It is also noted from the plans that the dormers will not be set into the roof and the bottom will be separated from the roof:



The dormer positioned to the south is large and as both dormers are different in size, it unbalances the symmetry of the property. The Northern dormer would add approx. 19.2m³, the southern dormer would add approx. 32.6.

The hip to gable alteration would add approx.

Formula:

$$\text{Base} = 0.5(\text{Length} \times \text{Depth}) = 0.5(7.1 \times 3.6) = 12.8$$

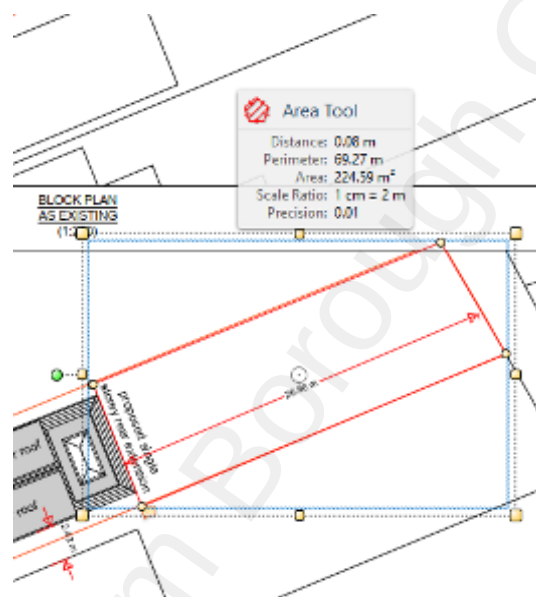
$$\text{Hip to Gable Calculation} = 1/3(\text{BasexHeight})$$

$$0.3(12.8 \times 3) = 11.5\text{m}^3$$

This would give the roof volume a total of **63.3m³**. The proposed dormers would overwhelm the roof space and interrupt the symmetry of the property, the proposal fails to constitute good design. The general streetscene has a mix of properties with varying roof forms, however the addition of side dormers in unseen and the one example where this has occurred is historical. This example has two subservient dormers which are uniform and do not overwhelm the roof, the proposed dormers are large and both are different in size and are harmful to the character of the streetscape. The proposal is therefore contrary to CS19 of the Local Plan Core Strategy 2014 and SPD4 – Householder Alterations/Extensions Guidance (2021).

Amenity of Future Occupiers

Post development there is sufficient amenity space in terms of garden space. Furthermore it is noted that the plans do not show the existing outbuilding, however this could be constructed at any point and even with the outbuilding there is enough amenity space.



The proposed bedrooms also comply with the Council's technical standards and so the proposal is considered to safeguard the amenity of future occupiers.

Neighbouring Amenity

The proposal is not liable to impact light or outlook to the privacy of No. 3 Arnold Road as properties are situated away from each other. There may be a perception of overlooking and surveillance, which would be resultant from the Juliet balcony which is proposed as part of the hip to gable alteration. The proposed window in the northern dormer will serve a hallway and given that No.3 has not windows in the flank elevation there are no concerns.

The proposed dormers and rear extension are not liable to impact light levels to No.7 Arnold Road due to the path of the sun. However the proposed dormer in the southern elevation which faces No.7 is large and may appear as overbearing to the neighbouring bungalow. Furthermore the windows in the flank elevation of the dormer will serve a bedroom, w/c and ensuite. These windows are in close proximity to habitable rooms of the neighbouring property and are liable to invade the privacy of the neighbouring occupiers. Furthermore the Juliet balcony proposed in the rear could result in perceived overlooking and surveillance. There is also potential to use the flat roof of the rear extension as a viewing platform should the balcony railings be removed.

The proposal constitutes an unneighbourly form of development which may appear overbearing and intrusive to the neighbouring properties and impact on their privacy. The proposal is therefore contrary to CS19 of the Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines (2020).

Parking and Highways

The proposal would result in the need for additional parking on site due to the increase in the number of bedrooms. It is also evident that there is sufficient frontage to accommodate two off road parking spaces, however on balance it is considered by imposing a condition there will also be an overall loss of the soft landscaping to the front.

Conclusion & Recommendation

The proposed dormers are a disproportionate addition which overwhelm the roof space and result in an incongruous addition which unbalances the property. Additionally the proposed dormers are not set into the roof which constitutes poor design and in conjunction with their scale they harm the character of the surrounding street scene. The proposal is therefore contrary to CS19 of the Local Plan Core Strategy 2014, SPD4 – Householder Alterations/Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2021), which requires new developments to be well-designed.

The proposal constitutes an unneighbourly form of development which may appear overbearing and results in unacceptable levels of perceived overlooking into the private amenity space of surrounding properties and would be harmful to the amenities of the existing and future occupiers of these properties, which they could reasonable expect to be able to continue to enjoy. As such, the proposed development would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), and SPG2 Residential Layout Guidelines (2020) and Section 12 of the National Planning Policy Framework (2021), which requires new development safeguard the amenity of neighbouring properties.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th June 2022	Dated:	13th June 2022