

Delegated Report

Householder Planning Application

Planning Application No: 20211543

Location: 137 Lower Higham Road Gravesend Kent DA12 2NH

Description: Erection of a rear dormer, skylight windows to front roof slope, conversion of loft to habitable rooms and associated internal layout changes.

Applicant: Mr Lewis Brown

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Planning Application Form received 16th December 2021;
Drawing No. 001 Rev A – Existing and Proposed Block Plans received 16th December 2021;
Drawing No. 002 Rev A – Existing and Proposed Floor Plans received 16th December 2021; and
Drawing No. 003 Rev A – Existing and Proposed Elevations received 16th December 2021.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014) (the Core Strategy):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994) (the Local Plan):

P3 – Vehicle Parking Standards
T1 – Impact of 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)

- 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;
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)
- Householder Extensions/Alterations Design Guide SPD, October 2021

Consultations, Publicity and Representations

KCC – Heritage & Conservation (E & W)

No comments to make on archaeological matters.

Internal Drainage District

No comments received.

GBC – Highways Officer

I have no objections, the existing car parking is unaffected and the property already has four bedrooms, so anything further does not require additional car parking.

Neighbouring Properties

The application has been advertised by a site notice, press notice and individual neighbour letters to 17 properties with a consultation expiry date of 03 February 2022. No letters of representation have been received.

The Local Ward Councillor was also consulted and no response was received.

Analysis

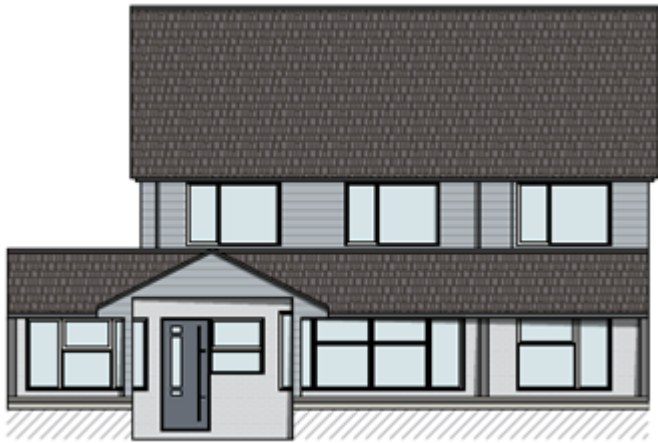
Proposal

This application seeks permission for the construction of a rear dormer, skylight windows to front roof slope, conversion of loft to habitable rooms and associated internal layout changes. The dormer would be box design and would measure 7.43m wide, 2.13m in height and would project 3.17m from the existing roof slope. The rooflights would each measure 1m wide by 620mm high.

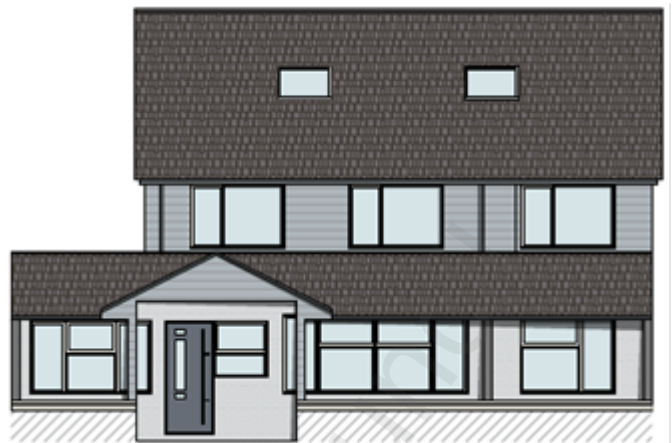
The proposal would result in one bedroom with en-suite within the roofspace. There would be no increase in the number of bedrooms as an existing first floor room would be lost to create the stairwell to the roofspace.

Existing Front Elevation

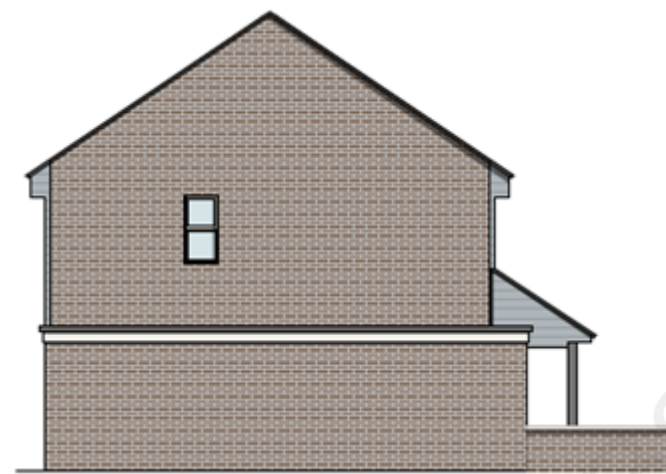
Proposed Front Elevation



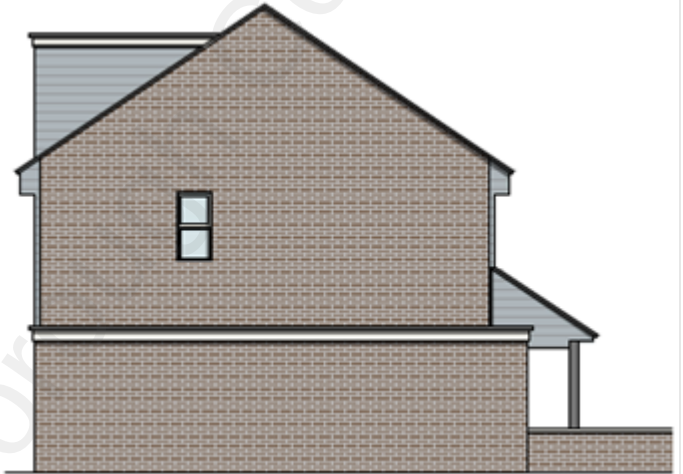
Existing Side Elevation



Proposed Side Elevation



Existing Front Elevation



Proposed Front Elevation



Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF (2021) states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The site is within the urban area of Gravesend, within a residential area, characterised by a mix of two storey semi-detached and detached properties of a similar design and Vicarage Court which is a block of three storey flats opposite. The application property is a detached two storey dwelling that benefits from off road parking to the front for more than three cars.

Current Streetview



At some point prior to 2016, the attached garage to the side was converted into habitable space and included an open porch and extended the pitch roof canopy across the whole width of the property. This was done without the benefit of planning permission.

Google Streetview (July 2012)



Google Streetview (July 2016)



The proposed rear dormer would not be highly visible from the streetscene and would not dominate the roofslope and the 2no. rooflights would be a modest addition to the front roofslope.

Overall it is considered that the proposed dormer and rooflights have been designed to be sympathetic to the host property and the character of the area and would have little impact on the visual amenity of the area.

The proposal is considered to be an appropriate addition in terms of design, location, size and scale, and would not be harmful to the appearance of the existing dwelling and wider area. On this basis, the proposal would accord with the requirements of Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Residential Amenity

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Future Occupiers

It is considered that the proposal complies with the Council's residential layout guidelines and the Technical Housing Standards - Nationally Described Space Standards in terms of the proposed accommodation and retained garden.

There is no conflict with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

Neighbouring Properties

The proposal has been designed to have as little impact on the visual amenity of the area and in addition to this, as little impact on the amenities of the neighbouring properties. The dormer would not afford views over the rear gardens and properties that are not currently had and as such would not result in a detrimental impact in terms of loss of privacy or overshadowing.

It is noted that there have been no neighbour representations to the publicity given to the application.

Overall, it is considered that the proposal would not result in a detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy and would not have an overbearing impact. As such, the proposal would accord with Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

Parking and Highways

The proposal would not result in an increase in the number of bedrooms and the existing driveway provides parking for more than three vehicles. The development would therefore accord with KCC Vehicle Parking Standards, and the proposals would therefore comply with Saved Policy P3 of the Local Plan and Policy CS19 of the Core Strategy.

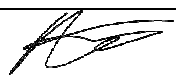
Conclusion

The application has been fully considered and it is recommended that planning permission is granted. The proposal is in accordance with local and national planning policy, is visually attractive, will integrate with the street scene and character of the area, and will safeguard the amenity of future occupiers as well as neighbouring properties.

Recommendation

Permission subject to conditions

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	7 th February 2022	Dated:	07 February 2022
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Gravesham Borough Council