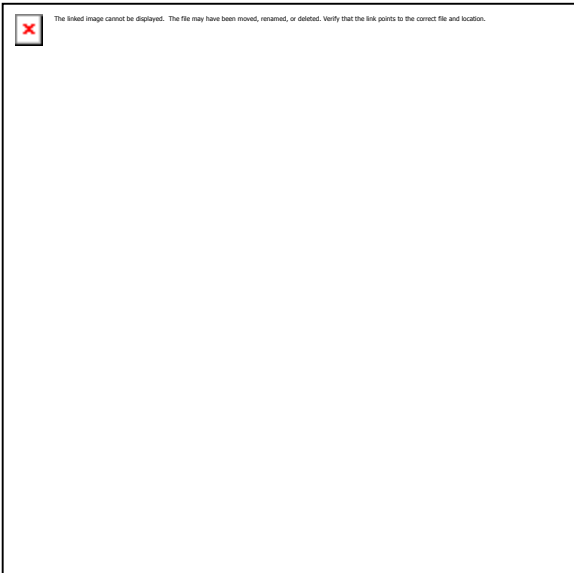




Delegated Report

Householder Planning Application

Planning Application No: 20211525

Location: 2 Chilton Drive Higham Rochester Kent

Description: Erection of a dormer roof to the front elevation, conversion of the roof space to form habitable rooms, relocation of existing front entrance door to the flank elevation and installation of a velux window in the rear pitched roof.

Applicant: Mr Millgate

Site Visit Date: 04/03/2022

Submitted Documents/Plans

- Application form;
- Drawing no. 2-CHILT-DR-OS-BP-01 – OS Map, Block Plan
- Drawing no. 2-CHILT-DR-OS-BP-01 – Proposed OS Map, Proposed Block Plan;
- Drawing no. 2-CHILT-DR-EX-PL-EL-OS-01 – Existing Floor Plan, Existing Front Elevation, Existing Flank Elevations, OS Map; and
- Drawing no. 2-CHILT-DR-PR-PL-EL-01 – Proposed Floor Plan, Proposed Loft Plan, Proposed Front Elevation, Proposed Flank Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
19600035	Layout of cul-de-sac road and sewers and erection of 32 semi-detached bungalows and 2 detached bungalows	Permitted	18.03.1960

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- 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;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The proposal increases the number of bedrooms from 2 to 3 and whilst Gravesham car parking guidance is maximums, this is a dated approach and modern thinking suggests that some car parking should be provided to meet the need of the residents. Kent County Council revised their car parking guidance in 2008. For a rural area a 2 bedroom property would have required on average 1.5 parking spaces whilst a 3 bedroom property requires 2 spaces. In a suburban area this reduces to 1 and 1.5 spaces respectively. So in both cases we are looking at half a parking space.

Looking at Google Street View, partial pavement parking appears common due to the width of Chilton Drive and it is something that needs to be deterred and not added too.

Therefore, despite the minimal increase in parking demand, I can only recommend refusal due to detriment of the passage of pedestrians caused by potential pavement parking. The property is not considered to be suitable for the provision of off street car parking due to its location on a junction and the depth of the garden. However, I am mindful of the situation regarding Gravesham's adopted supplementary planning guidance and accept a refusal on the provision of a car parking space in isolation may not be sustainable at appeal.

Neighbouring properties

6 surrounding properties were consulted with an overall consultation expiry date of 1 February – no responses received.

Officer's Analysis

The application site consists of a detached single storey dwelling situated at the entrance to Chilton Drive with its front elevation facing onto Villa Road. The property has a single storey front gable element with bay window and front door and window in the front elevation facing Villa Road. On the flank elevation facing Chilton Drive are two windows. The proposal is for the construction of a dormer extension in the front roof slope facing onto Villa Road in order to increase the property from two to three bedrooms. There are some other alterations proposed including a rooflight in the rear roof slope, moving the front door from the front elevation to the side elevation facing Chilton Drive.

The site is located in Higham a rural settlement inset from the Green Belt and in Higham Arable Farmlands Landscape Character Area.

The principle considerations in the assessment of the application are:

- Principle
- Design, Character and Appearance
- Landscape Character
- Amenity of Occupiers
- Neighbouring Amenity
- Parking and Highway Safety

Principle

Policy CS02 of the Local Plan Core Strategy states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Higham and as such the proposed development is acceptable in terms of principle. The proposal must now be looked at in terms all of principle considerations to see whether it is acceptable with regards to them.

Design, Character and Appearance

There are no objections to the rooflight in the rear roof slope which would be modest and in the rear and would not in itself require planning permission. There are also no objections to the re-location of the front door to the side which raises no design issues.

With regards front roof extensions the Householder Extensions/Alterations Design Guide (2021) states that it will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding streetscene.

The property is a corner property with its front elevation facing onto Villa Road which has a mixture of property sizes and styles and its flank elevation facing onto Chilton Drive which is characterised by semi-detached single storey dwellings.

The dormer would be located in the front elevation facing Villa Road. The proposed front dormer would be set down 500mm from the ridge, 333mm in from each flank and 150mm up from the eaves. Due to its length and given it would occupy the majority of the front roof slope it would be a very large and dominant dormer extension. It would have a large box like design and with a very minimal amount of the original roof slope visible. It would not be a small, subservient or well-mannered addition. Furthermore, in terms of their proportion and alignment in relation to the existing ground floor windows, the two windows in the dormer would fail to relate well to them and would appear as discordant elements. This is also the case with the proposed window in the east flank of the proposed dormer which appears as an incongruous element in the

dormer.

There are dormer extensions in the front roof slopes of properties in Chilton Drive. There are two dormers in the front roof slope of the adjacent property to the north of the application site, no. 4 Chilton Drive, which are two separate smaller box dormers in the front roof slope facing onto Chilton Drive. These dormers were permitted under ref. 19850383 and therefore not within the current development plan period. Since the time of them being permitted policy considerations have changed, including guidance within the NPPF which places great importance to the design of the built environment. They are also smaller dormers than that proposed here. Consequently they are not regarded as precedent.

There are other dormers in the front roof slopes of properties further along Chilton Drive such as nos. 15, 24, 26, 27, 28 and 30. Some of these were permitted prior to the current development plan, some do not have the benefit of planning permission and some have been permitted within the current development plan period, with the delegated report of a 2018 permission noting that front dormers are now a part of the streetscene.

It is considered that front dormers are now an established part of the streetscene in Chilton Drive. However they are much smaller than that proposed here and furthermore the application site fronts onto Villa Road where the dormer would be located. In terms of the immediate streetscene of Villa Road surrounding the application site there are no examples of front dormer extensions. It cannot therefore be said that front dormers are an established part of the character of the streetscene which the proposed front dormer would be located in.

On balance, the front dormer due to its excessive size, occupying the greater part of the front roof slope together with its box like design which would appear as a bulky and dominant addition to this modest sized bungalow which be out of keeping with the character and appearance of the host dwelling and immediate streetscene. As such in respect of design, character and appearance this proposal is contrary to Policy CS19 (LPCS).

Landscape Character

The site is located in the Higham Arable Farmlands Landscape Character Area. The proposal is for an extension to an existing dwelling in a rural settlement. Although large and bulky, given the already built up nature of the rural settlement it is not considered that the front dormer extension would result in any material harm to the wider landscape and in this regard the proposal is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2021).

Amenity of Occupiers

The existing garden would remain the same in terms of depth and size. It has a rear garden depth of 6.8m and a garden area of 213 sq. m. The property would be increasing from a two to a three bedroom dwelling. SPG2 states that for a three bedroom dwelling there should be a minimum garden depth of 10m and a minimum garden area of 60 sq.m. In this case although the depth would be undersized for a three bedroom dwelling the area would be significantly oversized and on balance it is considered occupiers would have acceptable living conditions in terms of garden land. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed dormer windows would be over 21m from the windows in the front of the properties opposite in Villa Road so no issues with overlooking. The window in the flank wall of the dormer would serve a bathroom and be obscure glazed. It would look onto the side roof slope of no. 38 Villa Road which has no openings. Given this and that the window would serve a non-habitable room and be obscure glazed it is considered there would be no material harm on the amenity of no. 38 Villa Road. The proposed rear rooflight due to its orientation would cause no material harm to the amenity of no. 4 Chilton Drive. The relocation of the front door would cause no neighbour impact. In respect of neighbouring amenity the

proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The property would be increasing from a two bedroom to a three bedroom dwelling. The property has a detached garage and drive with space for a minimum of two to three off-street parking spaces. SPG4 states that for a two and three bedroom dwelling the maximum parking standard is two parking spaces. Therefore notwithstanding the Highway Officer's comments the proposal is considered to provide sufficient parking provision for the property. In respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Whilst the proposal is considered acceptable with regards landscape character, amenity of occupiers, neighbouring amenity and parking and highway safety, the proposal is considered unacceptable in regards to design, character and appearance; as such refusal is recommended.

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7th March 2022	Dated:	07 March 2022