



Delegated Report

Householder Planning Application

Planning Application No: 20250068

Location: 131 Central Avenue Gravesend Kent DA12 5BH

Description: Raising of ridge height and construction of first floor side and rear extension, together with 1no. dormer on side/rear roof slope with roof lights and 2no. rooflights on southern elevation, to facilitate the conversion of the loft into habitable space.

Applicant: Mr Peter Bleakley

Submitted Documents/Plans

Planning Application Form;
Drawing No. CA-R00-EX-102 – Existing Floor Plan;
Drawing No. CA-R00-EX-103 – Existing Loft Plan;
Drawing No. CA-R00-EX-104 – Existing Roof Plan;
Drawing No. CA-R00-EX-105 – Existing Elevations;
Drawing No. CA-R00-EX-106 – Existing Elevations;
Drawing No. CA-R00-PR-101 – Site Plan_Location Map;
Drawing No. CA-R00-PR-102 – Proposed Floor Plan;
Drawing No. CA-R00-PR-103 – Proposed Floor Plan;
Drawing No. CA-R00-PR-104 – Proposed Roof Plan;
Drawing No. CA-R00-PR-105 – Proposed Elevations;
Drawing No. CA-R00-PR-106 – Proposed Elevations;
Drawing No. CA-R00-PR-107 – Proposed Sections;
Drawing No. CA-R00-PR-108 – Proposed 3D Views;
Drawing No. CA-R00-PR-109 – Proposed 3D Views;
Drawing No. CA-R00-PR-110 – Neighbouring Context; and
Fire Safety Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240568	Raising of ridge height and construction of 2no. dormers on side/rear roof slopes, to facilitate the conversion of the loft into habitable space, along with associated external alterations.	Refused	28.08.2024
20151202	Erection of a pair of semi-detached two storey dwellings with rooms in the roofspace and two dormer windows in the rear roof slopes.	Refused Appeal Dismissed	11.02.2016 24.08.2016

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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);
- Design for Gravesham Design Code (2024).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

The local ward councillors were consulted, with no responses received.

Neighbouring properties

Twelve surrounding properties were consulted with an overall expiry date of 25th February 2025. No responses have been received.

Officer's Analysis

Background

A previous application was submitted for the *Raising of ridge height and construction of 2no. dormers on side/rear roof slopes, to facilitate the conversion of the loft into habitable space, along with associated external alterations* (App. Ref. 20240568) and was refused for the following reasons:

1. By virtue of the excessive scale, bulk and massing of the proposed roof alterations and 2no. side dormers, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).
2. Due to the first floor windows in the south facing dormer and east facing gable, the development would result in an unacceptable level of overlooking over the private amenity areas of the neighbouring properties, resulting in a loss of privacy. As such the development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2023).
3. Due to the increase in bedrooms and only one viable parking space, the development would not meet the minimum parking standards and as such would be contrary to SPG 4 (2006) and Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014).

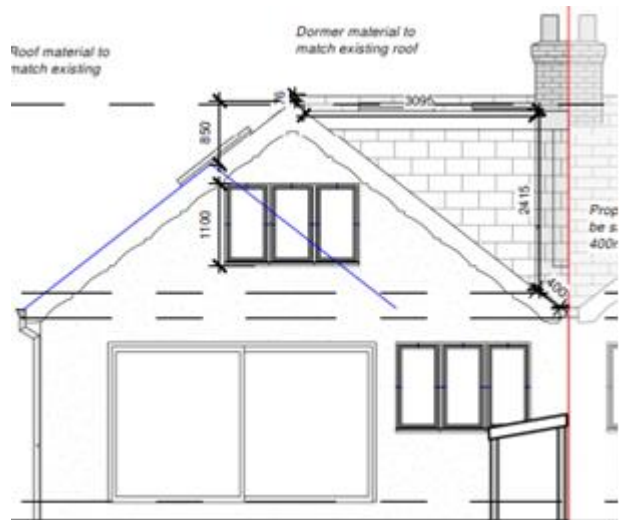
The current application seeks to address these reasons, however no post refusal decision preapplication advice was sought prior to this submission.

The main difference between the two schemes is the removal of the south facing dormer, 2no. rooflights on the south facing roofslope and an additional obscure glaze window, with raising of the ridge height and the north dormer remaining, as shown in the following images:

Previous Refused Application Elevations



Current Application Proposed Elevations



Proposal

The application is for the raising of the roof height and construction of 1no. dormer on the side and rear roof slopes in order to facilitate the conversion of the loft space into habitable space.

The rear roof ridge height would increase from 4.69m to 5.61m, an increase of 920mm. The rear/side dormer would be box dormer design and would measure 8.47m in width from the middle ridge line, be 2.42m in height and project from the side roofslope by 3.1m. This would also result in the roof and proposed dormer extending above the existing flat roof rear projection.

The conversion would result in one double bedroom, two single bedrooms and a bathroom in the roofspace. Bedroom 1 and Bedroom 2 on the ground would become a library and sitting room, with the existing study area used to create the stairwell to the first floor.

Existing Elevations





Proposed elevations shown in the Background section above.

Site Description

The application property is a semi-detached bungalow located within a residential area. Property size and design is mixed within the area, however the semi-detached pair of bungalows match each other, with no evidence of modifications to the adjoining property.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The application property is a modest semi-detached bungalow, which with its sister bungalow, has only been extended to the rear with a flat roof side infill and rear extensions. Whilst the principal of extending the property maybe acceptable, the proposed large rear/side box dormer and increase in ridge height result in a dominant and bulky incongruous form of development that essentially gives the appearance of a large flat roof first floor extension to the rear that dominates the rear roof slop, which in design terms is not supported.

Paragraph 10.8 of the Gravesham Householder Extensions/Alterations Design Guidance, clearly shows this;



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.

Overall, it is not considered that the current application has not overcome the previous reason for refusal and by virtue of the excessive scale, bulk and massing of the proposed roof alterations and rear/side dormer, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not relate well to the attached sister bungalow, or integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposal will increase the number of bedrooms at the property from two to three.

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development and the proposal satisfies both these requirements. Bedrooms 2 and 1 would accord with the minimum standards for a double and single room respectively. Bedroom 3 would fall short of the minimum standard by 0.5m². In addition, bedrooms 1 and 3 are only served by rooflights which whilst providing natural light and ventilation, would not have a sufficient outlook for a habitable room.

As such, the proposed development would not safeguard the amenity of future occupiers and would be contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

Paragraph 135(f) of the NPPF (2024) states that *decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

Due to the orientation of the property and the rise and fall of the sun, the north facing dormer and roof extension would result in additional overshadowing, however taking into account the distance between the proposed dormer and roof extension and the adjoining property, and the existing single storey extensions at both properties, the majority of the overshadowing would be over the blank roof of the neighbouring property with only a minimal amount over the private amenity space, and as such would not result in any significant loss of light or overshadowing over habitable rooms, windows or private amenity.

In terms of overlooking, the proposal would result in a large window in the proposed new gable to the east.

This window would result in overlooking to the adjoining property where currently there is none. Whilst in a built-up residential area mutual overlooking would be expected, No. 129 is a bungalow which has no direct neighbours to the north and currently no first floor windows within the attached neighbouring dwelling. The new gable would have a central window which would afford views over the private amenity space of No. 129 which would result in a loss of privacy. This window would serve Bedroom 2 and therefore cannot be obscured glaze.

This is demonstrated by the following image:



Taking the above into consideration, the development would result in a detrimental impact on the residential amenity of the adjacent dwelling, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2024).

Highways and Parking

The property benefits from a driveway with the submitted parking plan showing space for one vehicle at the front and one to the side of the property. This current application proposes one additional bedroom, therefore, it must be considered whether two parking spaces would be sufficient provision for a proposed 3 bedroomed property.

SPG 4 (2006) provides maximum guidance for parking provision and for a property with 2 and 3 bedrooms, it is expected that two off-street parking spaces are provided. The proposal would therefore accord with the SPG 4 (2006) and Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014).

The current proposal has therefore overcome Reason for Refusal 3 and has provided sufficient parking.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposal would not have any archaeological impact.

Conclusion

The proposed development would provide adequate parking for the property which has overcome reason for refusal 3 of planning application 20240568, however it has not overcome the reasons for refusal 1 and 2 in relation to design and amenity and is therefore recommended for refusal for the following reasons:

By virtue of the excessive scale, bulk and massing of the proposed roof alterations and rear/side dormer, the development cannot be considered to be subservient or sympathetic to the existing character of the dwelling and would not relate well to the attached sister bungalow, or integrate well within the surrounding area. Therefore, the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Due to the substandard size of Bedroom 3 and insufficient outlook to Bedrooms 1 and 3, the proposed development would not safeguard the amenity of future occupiers and would be contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2024).

Due to the first floor windows in the east facing gable, the development would result in an unacceptable level of overlooking over the private amenity areas of the neighbouring properties, resulting in a loss of privacy. As such the development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 135(f) of the National Planning Policy Framework (2024).

Recommendation

Refusal

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	21 st March 2025	Dated:	21st March 2025