

Planning Application

Householder Planning Application

Planning Application No: 20230617

Location: St Thomas's Almshouses, Old Road West Gravesend Kent

Description: Installation of two new rooflights

Applicant: Emma Pannell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 09/06/2023;
Supplementary Information – Design and Access Statement;
Drawing Number D-01 (OS Plan and Block Plan);
Drawing Number D-02 (Floor Plans and Elevations – Existing); and
Drawing Number D-03 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20031044	Erection of side extension to existing warden's single garage to form a double garage.	Permitted	19.01.2004
20020576	Erection of single storey rear extension on 'The Lodge' to form hairdressing & chiropody room, office/utility room & w.c; construction of new porch; alterations/repairs to elevations including removal of dormer windows; erection of a temporary storage shed at rear of 'The Lodge' and erection of decorative metal railings on Old Road West frontage & part of Wrotham Road frontage & at end of Pinnocks Avenue.	Permitted	03.09.2002
19940691	Demolition of plots 5-12 & erect of 34 no 2 persons s/c flats, 1 no 3 persons s/c flat & 1 no 4 persons s/c wardens flat in 4 blocks; erect of 3 no 2 persons bungalows and wardens garage & laying out of 12 no car parking spaces & formation of a vehicular access for a temp period onto Wrotham Rd	Permitted	13.02.1995
19900777	REVISED DESCRIPTION Erection of 20 no. 2 person's self-contained flats in 3 blocks, erection of 3no. 2 person's bungalows & associated parking with vehicular access of Pinnock's Ave, & formation of a vehicular access for a temporary period onto Old Road West.	Permitted	10.09.1991
19770612	Alterations to gable ends of rear and end elevations	Permitted	05.10.1977

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)

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

- Householder Extensions/Alterations Design Guide (2021);

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

Neighbouring properties

8 surrounding properties were consulted, and no representations were received. The consultation period ended on 5th July 2023.

Officer's Analysis

Design, Character and Appearance

The Lodge St Thomas's Almshouses Old Road West Gravesend is a detached property located on the southern side of the highway which is currently in use as a hair salon, chiropodist and for communal facilities, storage and administration space for the Almshouses community. Although the application site is not in use as a single dwellinghouse, the application for Velux windows can be determined against the existing policies for such.



The application proposes the instillation of two additional Velux windows to the Western and Eastern roof slopes.

The windows will be 700mm in width and 1000mm in length and will be aluminium framed to match the existing windows. They will be positioned centrally within the length of the roof slope and are therefore not detrimental to the placement of the existing windows of the flank elevations or the wider street scene.

The windows will serve to bring additional light to the roof space, which is used as a storage area. No internal changes to the roof space are proposed.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021)

Amenity of Future Occupiers

There are no proposed internal layout changes within the proposal, therefore the application will not affect the amenity of future occupiers.

Neighbouring Amenity

The proposed instillation of Velux windows will have no detrimental impact in terms of privacy, loss of light or outlook to neighbouring properties.

Therefore, the proposed works are considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 with the NPPF (2021).

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The proposed instillation of Velux windows will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will not affect the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	24th July 2023	Dated:	24th July 2023