



Delegated Report

Householder Planning Application

Application No:	20220363
Location:	7 First Avenue, Northfleet, Gravesend, Kent, DA11 8DJ
Description:	Erection of a dormer in the rear roof slope incorporating 3no. Juliet balconies, conversion of the roof space to form habitable rooms and installation of 2no roof lights in the front roof slope.
Applicant:	Mr & Mrs Liam Dolan
Site Visit:	27.04.22

Preliminary Matters

The agent was emailed 08.04.22 regarding a description change from; *Erection of a rear dormer in the rear roof slope and conversion of the roof space into habitable rooms, with 2no roof lights on the front roof slope* to; *Erection of a dormer in the rear roof slope incorporating 3no. Juliet balconies, conversion of the roof space to form habitable rooms and installation of 2no roof lights in the front roof slope*. This was confirmed as acceptable on 08.04.22.

Following a site visit undertaken on 27.04.22, the agent was emailed requesting a revised block plan that shows the outbuilding in the rear garden. Plans were received 29.04.22.

Application/plan note

It is noted that the Design and Access Statement 3.2.3 states that the proposed materials and finishes to be used externally shall match the existing dwelling. However, the plans and photos show existing roof tiles, and proposed aluminium cladding.

Submitted Documents/Plans

Application Form;
REVISED Block Plan – Existing – received 29.04.22;
REVISED Block Plan – Proposed – received 29.04.22;
OS Plan – received 01.04.22;
Drawing No. 7FA01/EX – Ground Floor – Existing;
Drawing No. 7FA01/PR – Ground Floor – Proposed;
Drawing No. 7FA02/EX – First Floor Plan – Existing;
Drawing No. 7FA02/PR – First Floor Plan – Proposed;
Drawing No. 7FA03/EX – Loft Plan – Existing;
Drawing No. 7FA03/PR – Loft Plan – Proposed;
Drawing No. 7FA04/EX – Roof Plan – Existing;
Drawing No. 7FA04/PR – Roof Plan – Proposed;
Drawing No. 7FA05/EX – Front Elevation – Existing;
Drawing No. 7FA05/PR – Front Elevation – Proposed;
Drawing No. 7FA06/EX – Rear Elevation – Existing;
Drawing No. 7FA06/PR – Rear Elevation – Proposed;
Drawing No. 7FA07/EX – North West Elevation – Existing;
Drawing No. 7FA07/PR – North West Elevation – Proposed;

Drawing No. 7FA08/EX – South East Elevation – Existing;
 Drawing No. 7FA08/PR – South East Elevation – Proposed;
 Drawing No. 7FA09/EX – Site Plan – Existing;
 Drawing No. 7FA09/PR – Site Plan – Proposed;
 Supplementary Information – Design and Access Statement;
 Supplementary Information – Photo of Rear Elevation;
 Supplementary Information – Photo of Front Elevation;
 Supplementary Information – Photo of the Side Elevation;
 Supplementary Information – Rear Elevation Photo 2; and
 Supplementary Information – Photo of the Side Elevation 2.

Relevant Planning History

Application No.	Description	Status	Decision
20191223	Erection of a single storey outbuilding in the rear garden.	Permitted	06.02.2020
20090793	Erection of single storey front extension to form enlarged kitchen and porch.	Permitted	02.12.2009
20090375	Erection of two storey rear and single storey side extensions to form dining room, lounge and garage at ground floor level with two bedrooms and shower room/wc at first floor level.	Permitted	25.06.2009

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS11 - Transport
- 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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

Gravesham Borough Council – Highways

I have no highway objections as two parking spaces are retained. It is noted that the garage does not conform to current guidance, but it was provided as a parking space and as there are no proposed changes to it, it would be inappropriate to require anything different. However I would suggest a parking plan is submitted to ensure the garage is protected.

The Highways Officer was contacted to clarify if 1/2 spaces would be sufficient for a 6 bedroomed property.

The property already has more than four bedrooms which is the cut off for the car parking guidance.

For a four bedroom property in a suburban area KCC require a minimum of 2 parking spaces, but that would be a new build. Where we are dealing with an alteration, as far as I'm aware the proposal needs to pass through a threshold to trigger the requirement, which doesn't happen here. We also have the complication that Gravesham has a maximum parking provision policy with no minimum.

Ward Councillors

No comments received.

Kent County Council – Heritage and Conservation

No comments to make on archaeological matters.

Neighbouring properties

Nine surrounding properties were consulted and no representations were received. The consultation period expired 28.04.22.

Officer's Analysis

7 First Avenue is a detached two storey dwelling with garage and driveway, and an outbuilding in the rear garden. The street slopes downwards towards the North West. The site benefits from previous permissions including an outbuilding in the rear garden (20191223), a single storey front extension (20090793) and the erection of two storey rear and single storey side extensions (20090375.)



This application proposes the erection of a dormer in the rear roof slope incorporating 3no. Juliet balconies with conversion of the roof space to form habitable rooms. There are 2no. rooflights proposed in the front elevation.

Design, Character and Appearance

The proposed dormer has a depth of 5.95m, length of 9.10m and height of 2.50m. This would create a resulting roof space of 67.68m². It would have a flat roof, 3no. Juliet balconies and be clad in aluminium. The rooflights in the front roof slope are not shown as projecting on the plans.



The proposal would create space for a master bedroom, bathroom, storage space and walk in wardrobe. This would take the house from a 5 bedroomed property to a six bedroomed property.

It is noted that the proposed plans and elevations show that an unobscured window would serve the new proposed bathroom, however as obscure glazing could be secured by condition this would not be sufficient grounds to refuse the application.

Previously the site has been granted permission for an outbuilding in the rear garden (20191223), a single storey front extension (20090793) and the erection of two storey rear and single storey side extensions (20090375.) The proposed rear dormer would give the appearance of a three storey dwelling from the rear elevation.

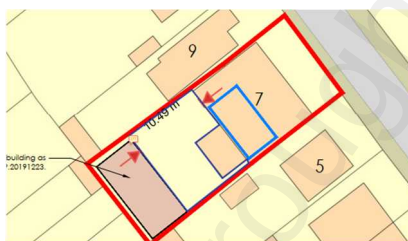
As the dormer would be to the rear at the property, it is unlikely to have an impact on the street scene. However, the proposed dormer extension is large and bulky. Although it is set back from the eaves and positioned below the roof ridge line, this does not satisfy the Council's adopted design guidance for roof extensions. As set out by Gravesham Householder Extensions/Alterations Design Guidance SPD (2021), dormers should not overwhelm the roof slope within which they are placed, window position should reflect

the position, design and character of windows at the lower levels and a high standard of design is required. The proposed full width flat roof dormer overwhelms the roof slope and is excessive in size. Aluminium cladding is not in keeping with the host dwelling, the 3no. Juliet balconies are an excessive use of glazing and the window positioning does not sit well with existing windows of the property. It is noted that the design and access statement 3.2.1 explains the windows have been aligned as much as possible, however there is imbalance and a lack of symmetry which means the dormer is not visually attractive. This all adds to the incongruous appearance of the proposed dormer and the cumulative extensions would constitute overdevelopment of the site.

Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed room sizes comply with the Nationally Described Space Standard (2015) and also the Council's SPG 2 - Residential layout guidelines (RLG) (2020). The garden area and depth is in accordance with the RLG (2020) for a property with 4 or more bedrooms. The approximate garden area is 111.7sqm and the depth from the rear wall of the house is approximately 10.49m.



As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, or impact the outlook of neighbouring properties. However, the excessive glazing and introduction of 3 Juliet balconies in the dormer extension, which is set above the existing two storey rear extension, would create an unacceptable level of perceived overlooking for the neighbouring properties to the rear. This would impact the neighbour's privacy within their gardens that they should expect to enjoy. As such, the proposed development is considered to fail to safeguard the amenity of neighbouring properties in contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

The property benefits from a driveway with space for one vehicle and a garage. Despite this, it is noted that the garage is undersized and does not conform to the guidance set out by SPG 4 - KCC Parking Standards (2006), and therefore it must be considered whether this would be sufficient provision for a proposed 6 bedroomed property. SPG 4 (2006) also provides maximum guidance for parking provision and for a property with 4 or more bedrooms, it is expected that three off-street parking spaces are provided. The Highways Officer has raised no objection to the development, due to the garage being considered an existing parking space, the parking provision already falling below the SPG4 recommendation and the parking standards providing maximum guidance.

Notwithstanding the comment from the Highways Officer, as aforementioned in this report the development hereby proposed, in addition to previous enlargements, is considered overdevelopment of the site. The Local Planning Authority consider the deficient off-street parking provision to consolidate overdevelopment through the increase in scale, resulting in a 6 bedroom property with one functioning parking space. As

such, the proposal fails to provide suitable levels of off-street parking and is contrary to SPG 4 (2006) and Policy CS11 (Transport) (LPCS).

It is noted that there may be the capacity at the front of the property to increase the off-street parking provision. However, as the application is not being looked upon favourably this has not been explored further and therefore it has been assessed as submitted.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, a rear dormer and rooflights in the front roofslope would not have any archaeological impact and KCC Heritage had no comments to make on this.

Smoke Control and Contaminated Land

7 First Avenue is situated within a smoke control zone and historic landfill buffer zone. However, the proposal would not be affected by these constraints.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed dormer is large, bulky, and overwhelms the roof slope, which along with the previous extensions cumulatively result in overdevelopment of the site. The dormer will be an incongruous addition by virtue of inappropriate aluminium cladding and introduction of excessive glazing. As such, the development is in contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 (NPPF). Moreover, the extension increases the number of bedrooms while only providing one viable parking space, which is considerably below recommendations within SPG 4 (2006) and represents overdevelopment of the site contrary to Policies CS11 and CS19 (LPCS).

Lastly, the proposed development fails to safeguard the amenity of neighbouring properties and is harmful to their privacy. The introduction of excessive glazing and Juliet balconies will significantly increase the levels of perceived overlooking which is harmful to the privacy neighbours should expect to enjoy. Therefore, the proposal is contrary to Policy CS19 (LPCS) and Section 12 (NPPF).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19.05.22	Dated:	20th May 2022