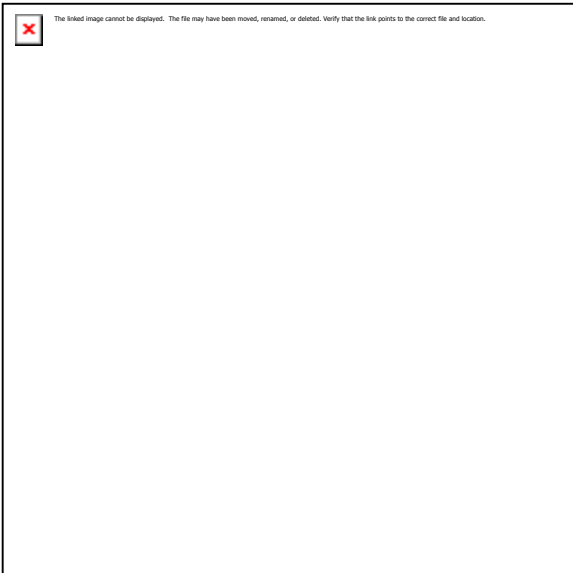




Delegated Report

Householder Planning Application

Planning Application No: 20220339

Location: 18 Clarendon Road Gravesend Kent DA12 2BP

Description: Proposed loft conversion with 2no. small dormers in the rear roof slope and conversion of the roof space to habitable rooms.

Applicant: Mr Jamal Miah

Site Visit Date: 3 May 2022

Submitted Documents/Plans

- Application form;
- Site location plan;
- Drawing no. 18-01 Rev. A – Existing floor plans;
- Drawing no. 18-02 Rev. A – Existing & proposed front elevation;
- Drawing no. 18-03 Rev. A – Existing & proposed rear elevation;
- Drawing no. 18-04 Rev. A – Existing & proposed side Elevation-1;
- Drawing no. 18-05 Rev. A – Existing & proposed cross-section;
- Drawing no. 18-08 Rev. A – Proposed block plan; and
- Drawing no. 18-09 Rev. A – Existing block plan.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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
- 16- Conserving and enhancing the historic environment

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); and

Consultations, Publicity and Representations

Consultees

KCC Heritage

I have no comments to make on archaeological matters.

Port of London Authority

I have now had the opportunity to review the submitted documents and can confirm the PLA has no objection to the proposed development.

Neighbouring properties

4 surrounding properties were consulted plus site and press notices – the overall consultation expiry date was 13 May – no responses received.

Officer's Analysis

The application site consists of a two storey end of terrace dwelling situated at the northern end of the terrace on the eastern side of Clarendon Road. The property is located in the Riverside Conservation Area and an Area of Archaeological Potential.

Design, Character and Appearance including Heritage

The Householder Extensions/Alterations Design Guide SPD (2021) states in respect of rear dormers that whilst in many instances roof extensions can be undertaken without permission under permitted development, these can have a harmful effect on roofscapes. It is stated that a high standard of design is required – they should be set away from the gables, hips, eaves, and the ridge of a property. Also that the height should be lower than the existing ridgeline, should not overwhelm the roofslope within which they are to be placed, should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building and should not have large blank facades.

In this case the proposal is for two individual dormers which is much preferable in design terms than one large box dormer across the whole roof slope. The dormers are both modest in size and set down from the ridgeline, in from the sides and up from the eaves. The dormers would not overwhelm the roofslope and would be in keeping with the scale and character of the host dwelling. The rear of the terrace is visible from the east when viewed from the Port of London Authority and Custom House etc. but given the modest size and well-designed nature of the proposed dormers it is considered there would be no harmful impact on the surrounding area. Due to the dormers being located in the rear roof slope and their acceptability in design terms it is considered the proposal would conserve the character and appearance of Riverside Conservation Area. As such in respect of design, character and appearance and heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Amenity of Future Occupiers

The bedroom to be formed would 16.4 sq. m, although some of this area would have reduced height at the front roof slope area it would still exceed the 11.5 sq.m minimum for a double bedroom as set out in the Nationally Described Space Standards. The garden area and depth would not be altered as a result of the proposals. In respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The proposed rooflights due to their siting and size would not result in any overshadowing or loss of light to any neighbouring properties. There would be oblique views to the neighbouring garden to the south but this would be no worse than what can currently take place from the first floor windows and in fact the two storey out-rigger of the host dwelling would obscure the majority of any views. In respect of neighbour amenity it is considered the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would result in the dwelling increasing from a two to a three bedroom dwelling, the property has no off-street car parking due to the site constraints however given the town centre location it is considered there is sufficient public transport within the town centre. As such there are considered the proposal is not contrary to saved Policy P3 (LPFR).

Any Other Material Planning Considerations

Archaeology – No ground works therefore no issues in respect of archaeology.

Conclusion & Recommendation

The proposal in its revised form is considered acceptable in respect of design, character and appearance and heritage, amenity of occupiers and neighbouring properties and parking and highway safety. As such permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	10th June 2022	Dated:	10th June 2022

Gravesham Borough Council