

Delegated Report

Householder Planning Application

Planning Application No: 20230905

Location: 14 Malvina Avenue Gravesend Kent DA12 5AP

Description: Demolition of the existing porch and erection of a new porch with pitched roof.

Applicant: Mr Phillip Chapman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
14MA/Location/10 - Site Location Plan
Site Block Plan
14MA/Porch/01 – Existing Front Elevation
14MA/Porch/02 – Existing Side Elevation
14MA/Porch/03 – Existing Ground Floor Plan
14MA/Porch/04 – Existing First Floor Plan
14MA/Porch/05 – Front Elevation with addition of new porch
14MA/Porch/06 – Side Elevation with addition of new porch
14MA/Porch/07 – Ground Floor Plan with addition of new porch
14MA/Porch/07 – First Floor Plan with addition of new porch
14MA/Porch/09 – Section A-A
Planning Statement
Photos x 4

Relevant Planning History

Reference	Description	Decision	Decision Date
20150834	Erection of a single storey rear extension with replacement flat roof to existing rear addition.	Permitted	13.10.2015
20140882	Application for a Lawful Development Certificate in respect of the proposed alterations to the hipped roof to form a gable end roof and construction of a dormer extension in rear roof slope to provide a bedroom and en-suite in the roof space.	Certificate Granted	05.11.2014
19810576	Erection of single storey rear extension to form dining room	Permitted	30.09.1981

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- 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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillor: No response received.

Neighbouring properties

The final date to submit comments ended on 27th September 2023.

7no. surrounding properties were consulted, and 0 comments were received from members of the public.

Officer's Analysis

Site Description

This application relates to a two-storey dwellinghouse, which forms the end of a row of three terraced buildings. It is fronted by an existing porch, and bay window to the ground and first floor. It has an open fronted paved driveway.

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed development would replace the existing flat roof porch with a pitched roof porch. The below table compares the size of the existing and proposed porch.

Measurement	Existing Porch (m)	Proposed Porch (m)	Change +/- (m)
Maximum Height	2.9	3.7	+0.8
Maximum Eave Height	2.9	2.8	-0.1
Maximum Width	2.4	2.5	+0.1
Maximum Depth	0.8	1.2	+0.4

As the table shows, the biggest change in scale would be the increased height, resulting from the change to a pitched roof from a flat roof. Visually this would be an improvement to the appearance of the frontage from the streetscene. The pitched roof would soften the appearance of the porch, creating a more cohesive and reflective visual. The appearance resulting from the change would be that of a subservient addition. It would also be similar in appearance and scale to the front porch canopy at 18 Malvina Avenue. It would use concrete roof tiles, bricks to match the dwellinghouse and a composite front doors and side panel. These materials would be appropriate in this urban, residential setting.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed development would not alter the internal space standards of the property, with the exception of a slight enlargement to the porch, which is not covered by a space requirement. Nor would it alter the external amenity space to the rear of the property. As such the proposed development would not harm the amenity of future occupiers and would be in compliance with the national space standard requirements.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

Given the minor increase in the size of the porch and its front facing position, it would have minimal impact on neighbours in terms of position, bulk and overlook. It is also noted that no objections were received from neighbouring properties.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	23rd October 2023	Dated:	24th October 2023