

Delegated Report

Householder Planning Application

Planning Application No: 20221263

Location: 7 Lennox Road East Gravesend Kent DA11 0NB

Description: Demolition of existing conservatory and erection of single storey rear/side extension

Applicant: Mr & Mrs Reeve

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 24/11/2022;
Drawing number 03: (Site Location Plan);
Drawing number 04: (Block Plan – Existing and Proposed);
Drawing number 01: (Plans and Elevations – Existing); and
Drawing number 02: (Plans and Elevations – Proposed).

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- 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
- TC7 – Other Archaeological Sites

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
- 15 – Conserving and enhancing the natural environment
- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Pelham Road and The Avenue Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer – no comment received.

Ward Councillors – no comment received.

Neighbouring properties

8 surrounding properties, as well as a site notice and press notice. The overall consultation period expired on 30/12/2022. One representation has been received. Concerns were raised with the following and will be addressed in the Neighbouring Amenity section of this report:

- Loss of privacy
- Loss of sunlight
- Encroachment

Concerns were also raised with regards to structural damage. However, this is a non-material planning consideration and a matter for STG Building Control and so is not addressed in the following report.

Officer's Analysis

Design, Character and Appearance

7 Lennox Road East is a two storey semi-detached dwellinghouse located on the Northern side of the highway within the Pelham Road and The Avenue Conservation Area.



The application proposes the demolition of an existing conservatory and the erection of a single storey rear and side extension.

The proposed extension will have a flat roof with a maximum height of 3.32m and an eaves height of 2.73m. It will extend beyond the rear wall by 5.2m. The current footprint of the extension will not change. Essentially the existing rear extension are being demolished and re-built, replacing the conservatory with a more suitable and solid construction.

The extension will create space for a new open plan kitchen and dining area and. There will be 2 no roof lanterns and doors leading to the rear garden. The proposal does not introduce any new windows to the flank elevations.

The proposed extension will be constructed using yellow stock bricks with red quoins and bands to match existing dwelling and a single ply membrane to the roof. The windows and doors will be anthracite grey and will be uPVC or aluminium.

The application site is located in the Pelham Road and The Avenue Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposed extension is located to the side and rear of the property, is only partially visible from a public vantage point. The proposal is in keeping with the existing dwelling, inclusive of the red brick detailing to the flank elevation. Therefore, the application does not have a detrimental effect on the character and appearance of the Conservation Area.

Overall, the proposed extension is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding conservation area. Therefore, the proposal would be in line with Policy CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS). The application does not introduce any additional bedrooms. The garden area complies with the

recommendations within Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 18m and an area of 138.69m². As such, the extension is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021)

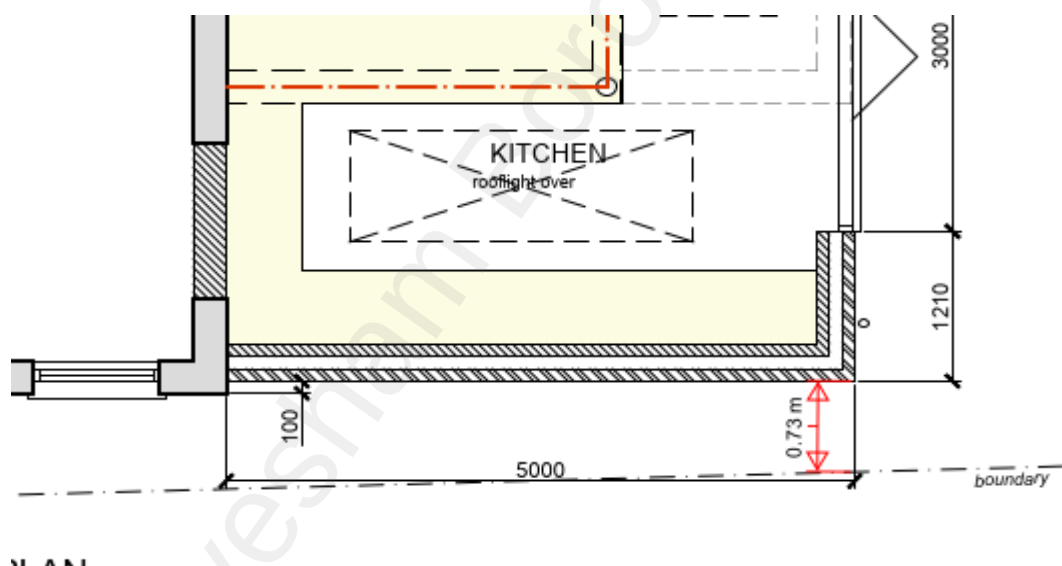
Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure. A number of concerns were received from a neighbouring property, with regards to loss of light, privacy and possible encroachment.

In terms of loss of light, the extension is not excessive in size with an eaves height of 3m and a roof height of 3.2m. This is not considered to result in any significant loss of light for neighbouring properties. It is also not significantly larger than the extension it is replacing, or any closer to any neighbours than the existing extension.

In terms of loss of privacy, the proposal does not introduce any new windows to flank elevations and would therefore have no effect on the privacy of neighbouring properties. In fact, the proposal will improve privacy as the current conservatory has glass all along the flank elevation and this will be replaced with a brick wall.

Concerns were also raised with regards to possible encroachment to the boundary. As shown on the plans below, the proposed extension is set well within the boundary with a minimum of 0.73m from the boundary:



Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

There are no parking or highway issues with this application.

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Pelham Road and The Avenue Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	16 th January 2023	Dated:	16 January 2022