



Delegated Report

Householder Planning Application

Planning Application No:	20231179
Location:	6 The Avenue, Gravesend, Kent, DA11 0NA
Description:	Retrospective application for demolition of existing rear addition and erection of a single storey rear extension.
Applicant:	Mrs Mollie Luckhurst
Site Visit Date:	6 December 2023

Submitted Documents/Plans

Application form
Design, Access and Heritage Statement
Drawing no. 23-009-LMBP (Location Map & Block Plan (Existing))
Drawing no. 23-009-LMBP (Location Map & Block Plan (Proposed))
Drawing no. 23-009-EPPE Rev. C (Existing and Proposed Plans & Elevations)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230810	Erection of a single storey wrap around rear extension with a timber pergola, incorporating 3no. roof lights on extension roof. Installation of 4no. solar panels in the rear roof slope and 4no solar panels in the front roof slope.	Refused	23.10.2023
20220387	Erection of a single-storey extension to the existing outbuilding.	Permitted	25.05.2022
20220386	Amendment to the previously approved application 20210743 to allow an extension of a further 1.5 metres at the rear, changes to the rear elevation and the addition of solar panels.	Refused	25.05.2022
20210743	Demolition of existing garage and erection of part three and part single storey rear extension.	Permitted	15.11.2021

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development affecting conservation areas
- T1 – Impact of Development on the Highway Network
- 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.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)
- Management Plan Gravesend 19th Century Suburban Conservation Areas (2009)
- Pelham Road and The Avenue Conservation Area Appraisal (2009)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

No comments received.

Neighbouring properties

The application has been advertised by individual neighbour letters to 10 properties, on site and in the press. The overall consultation period expired on 29 December 2023.

No letters of objection were received.

Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

Having visited the site, the extension has been constructed; hence a change in description was required.

This application seeks retrospective permission for the demolition of an existing rear addition and the erection of a single storey rear extension. The extension wraps around an existing two storey rear outrigger.

The proposed extension creates a new open plan kitchen/dining space. Internal re-arrangements also incorporate a living space and utility room into this area, plus a WC. The extension extends approximately 5m to the rear and extends just short of the whole width of the house to allow continued side access. It has a low-pitched roof (with rooflights within) up to approximately 3.3m high and 2.9m high to the top of the parapet at either side. The extension is constructed of brick and tiles to match the existing.

The proposal also involves the addition of solar panels to the rear roof slope, which fall under permitted development.

Background

Planning application 20230810 was for a similar proposal, and was refused for the following reason:

The overall development fails to either conserve or enhance the character of the Conservation Area due to the proposed poor design which would result in incongruous and dominant additions to the dwelling which are not sympathetic to the existing dwelling and wider character of the area. The proposal is therefore contrary to Gravesham's Design Guidance SPD (2021), Policies CS19 and CS20 of Gravesham's Local Plan Core Strategy (2014) Saved Policy TC3 of Gravesham's Local Plan First Review (1994) and Sections 12 and 16 of the National Planning Policy Framework (2023).

This application includes revisions to the proposal in an attempt to overcome these concerns. There are no other issues with the proposal.

Design and Impact on Character and Appearance of Pelham Road and The Avenue Conservation Area

The site is located within the Pelham Road and The Avenue Conservation Area and as such the principal issue in determining this application remains whether the proposed development will preserve or enhance the character and appearance of the Pelham Road and The Avenue Road Conservation Area. As such, Policy CS20 of the Core Strategy (2014) and Saved Policy TC3 of the Local Plan 1994 are most relevant, as well as Section 16 of the National Planning Policy Framework (2023). These policies place a high priority on the preservation, protection and enhancement of heritage assets and historic environment.

In addition, Section 12 of the NPPF 2023 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The main design issues with the previous proposal related to a proposed pergola and solar panels on the main roof slope of the house at the front.

Previously refused elevations:



These elements have been removed from the proposal under the current application:



On this basis, as the single storey extension is subservient and at the rear, and the materials are matching, it does not have a detrimental impact on the visual amenity of the property itself, the street scene in general, or the character and appearance of the Pelham Road and The Avenue Conservation Area.

The addition of solar panels to the rear roof slope is acceptable and would fall under permitted development, in line with Part 14 of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Overall, the proposed extension is considered to be appropriate in terms of its size, scale and appearance, and respects the character and appearance of the area.

Conclusion and Recommendation

The amendments to the previous proposal have overcome the previous refusal ground. The single storey rear extension is considered to be acceptable in terms of the design and impact on the application building and the character and appearance of the Pelham Road and The Avenue Conservation Area. The proposal complies with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, the guidance in the Council's Design Guide, saved Policy TC3 of the Local Plan 1994 and paragraphs 131, 135, 196 and 203 of the NPPF 2023.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	15 January 2024	Dated:	15 January 2024