

Delegated Report

Householder Planning Application

Planning Application No: 20230958

Location: 26 Darnley Street Gravesend Kent DA11 0PJ

Description: Erection of a single storey side extension covering side passage.

Applicant: Mr J Buller

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Site Location Plan
23-XXX-DW-100 – Existing Exterior Plan
23-XXX-DW-110 – Proposed Exterior Plan
23-XXX-DW-111 A – Proposed Roof Plan
23-XXX-DW-120 – Proposed Block Plan
23-XXX-DW-121 – Existing Block Plan
23-XXX-DW-300 – Existing Front Elevation
23-XXX-DW-301 A – Proposed Front Elevation
23-XXX-DW-302 – Existing Side Elevation
23-XXX-DW-303 A – Proposed Side Elevation
23-XXX-DW-304 – Existing Rear Elevation
23-XXX-DW-305 – Proposed Rear Elevation
Design and Access Statement
Heritage Statement

Relevant Planning History

No relevant planning history.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

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 and beautiful places
- Section 16 – Conserving and enhancing the historic environment

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);
- Householder Extensions/Alterations Design Guide (2021)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan – 19th Century Suburban Conservation Areas

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comment received.

GBC Conservation Officer: No comment received.

Neighbouring properties

A site notice was placed on 27.10.23 and an advert placed on 27.10.23 and 24.11.23. 17no. surrounding properties were consulted, and 0 comments were received from members of the public.

Officer's Analysis

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; Conservation Area, Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Conservation Area, Design, Character and Appearance

The site falls within the Darnley Road Conservation Area. Whilst the site is in an urban area, the development should be appropriate in terms of quality so that it would uphold the high-quality character of the Conservation Area.

The proposed pitched roof side addition would be single storey in height, set slightly back from the front elevation and would not extend beyond the rear elevation. Overall, it would be subservient in scale and its roof pitch would be appropriate and would soften the impact of the addition.

Details of materials are not sufficiently details to ensure that they are of an appropriate quality. However, in the Conservation Area, it would be expected that materials would be consistent with the existing in

appearance and quality. As such, it would be reasonable if approved, to apply a condition requiring that the materials would be reflective of the main dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan: First Review (1994) and Section 12 and 16 of the NPPF (2023), Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in terms of design, character and appearance and impact on the Conservation Area.

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.

No changes are proposed to the internal layout of the building. The proposed extension is described in the application form as 'Covering the side passage, and so it would create a covered walkway. The rear garden amenity space would be unchanged as a result of the proposed development.

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.

The proposed single storey side projection would be of such a height and in such a position (Not fronting the neighbours frontmost elevation), so as not to overbear or overshadow any residential neighbours. There would also be no side openings, with the exception of the rooflights which would be obliquely angled and so there would be no direct overlook.

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

Conclusion & Recommendation

Subject to planning conditions, the proposed development would comply 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
Signed:		Signed:	
Dated:	29th December 2023	Dated:	29 th December 2023