



Delegated Report

Householder Planning Application

Planning Application No: 20250322

Location: 75 Vigilant Way Gravesend Kent DA12 4PJ

Description: Erection of a single storey front porch.

Applicant: Mrs Christian Tomson

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. JMD-1238-B-010 Rev. P1 – Location Plan;
- Drawing no. JMD-1238-E-020 Rev. P1 – Existing & Proposed Block Plans;
- Drawing no. JMD-1238-E-100 Rev. P1 – Existing Elevations and Plans;
- Drawing no. JMD-1238-E-110 Rev. P1 – Proposed Elevations and Plans; and
- Drawing no. JMD-1238-B-120 Rev. PL1 – Existing & Proposed Combined Elevations and Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
19840146	Erection of a single storey front extension to form enlarged garage and porch conversion of part of existing garage to form enlarged kitchen	Permitted	09.04.1984
19540471	Composite development of land	Permitted	05.06.1957

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

No response from:

- Ward Councillors

Neighbouring properties

6 surrounding properties were consulted – overall consultation expiry date was 30.04.2025 – no responses received.

Officer's Analysis

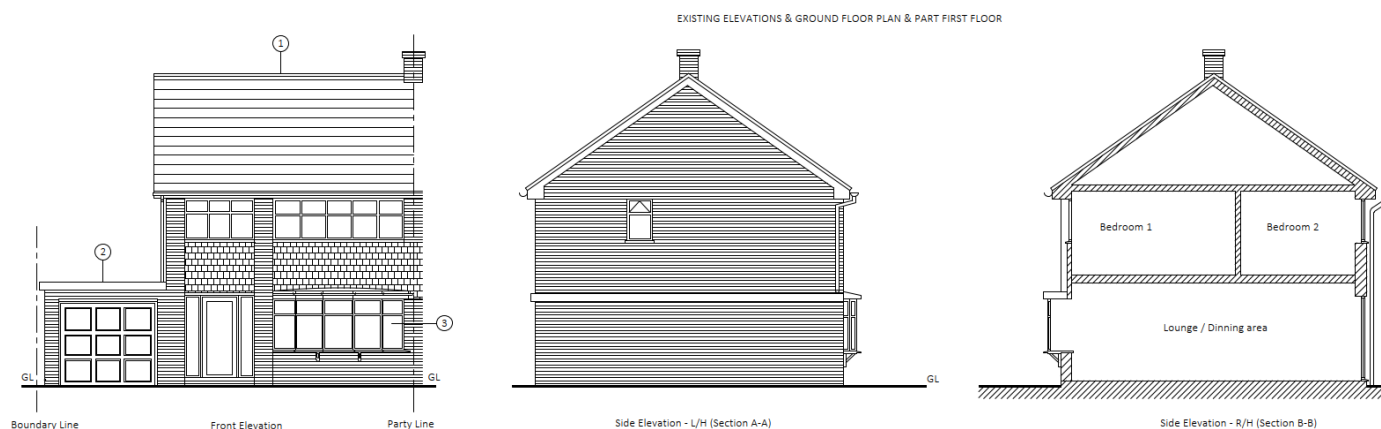
The application site consists of a two storey semi-detached dwelling:



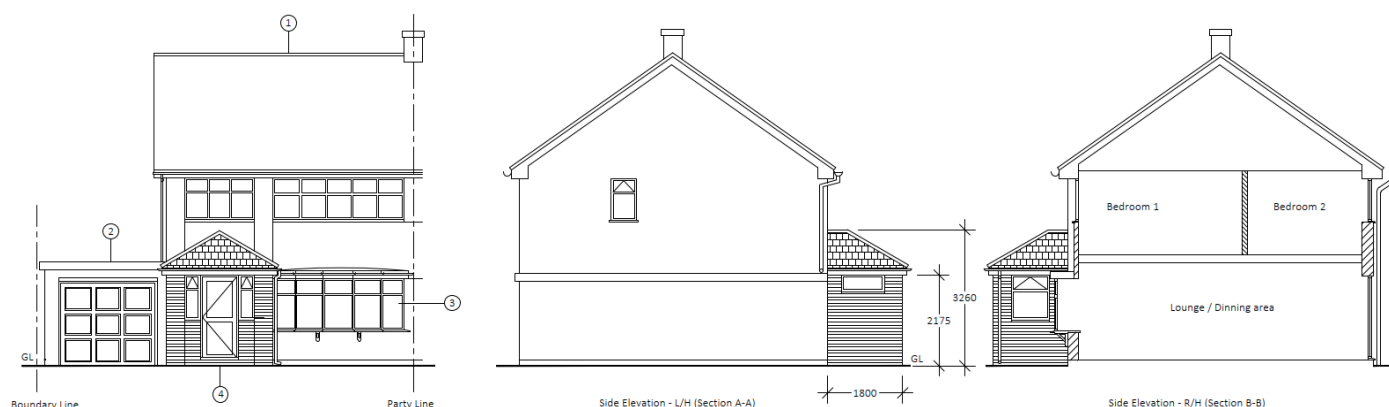
The proposal is for the erection of a porch on the front elevation. The porch would be 1.8m in depth, 2.6m

in width and 3.2m to the top of the pitched roof of the porch. For ease of reference the existing and proposed elevations and plans are as follows:

Existing



Proposed



Design, Character and Appearance

The Council's Householder Extensions/Alterations Design Guide (2021) states that front extensions and porches need to have a high level of design quality given their high visibility in the streetscene. It advises that front extensions must be designed to respond to and enhance the character of the existing dwelling and streetscene, be of a scale and design which responds to the existing dwelling and preserve the appearance of existing features such as bay windows and not subsume their form or erase their prominence.

The proposed porch would be a pitched roof structure which would be brick faced and the door would be in the front elevation with a window either side. It would be modest in respect of its width, depth and height and the pitched roof would match the roof of the host dwelling. The brick facing for the walls and the tiles for the roof to match the existing on the dwelling would be respectful and sympathetic.

Overall, the proposed porch is in keeping with the scale and character of the host dwelling and subsequently would also protect the character and appearance of the streetscene. In respect of design, character and appearance the proposal is compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The proposal would not affect the existing private rear garden area or garden depth at the rear of the

property. In respect of the amenity of occupiers the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed porch combined with its distance from the nearest window of the neighbouring property no. 77 Vigilant Way and no. 2 Hopewell Drive, there would be no harmful impact on the amenity of those properties with regards overshadowing or loss of light or outlook. There would be a high level window in the left hand side elevation facing no. 2 Hopewell Drive but as high level this would cause no impact regarding overlooking. There would be a window in the right hand elevation facing no. 77 Vigilant Way but as a ground floor window serving a non-habitable space which would not face on to any windows in the front of no. 77, then there would be no overlooking. In respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS).

Parking and Highway Safety

Due to the modest size of the proposed porch there would be no impact on the existing parking space provision in the front garden which consists of a garage with a drive in front of it. In respect of parking and highway safety the proposal is therefore compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

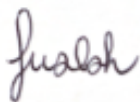
None.

Conclusion & Recommendation

The proposed porch is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	23 rd May 2025	Dated:	23 May 2025