



Delegated Report

Householder Planning Application

Planning Application No: 20220842

Location: 46 Whitehill Lane Gravesend Kent DA12 5LZ

Description: Erection of a single storey rear extension and a front porch.

Applicant: Mrs Ausra Grigaliuniene

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: A03 REV B (Proposed Block Plans and OS Map)
- Drawing No: A02 REV E (Proposed Plans and Elevations)
- Drawing No: A01 (Existing Plans and Elevations)
- ~~Drawing No: A03 (Proposed Block Plans and OS Map)~~
- ~~Drawing No: A02 (Proposed Plans and Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211449	Erection of a single storey rear extension, front porch, engineering works and erection of an underground double garage. Creation of a vehicle crossover and hardstanding.	Refused	01.03.2022
20220560	Erection of a single storey rear extension, front porch and construction of an underground garage and a vehicle crossover.	Refused	19.07.2022

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

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 14th October 2022 and no comments were received.

Analysis

Procedural Issues

Drawing Nos: Drawing No: A02 REV E and Drawing No: A01 state:

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

It should be noted that this application relates only to a single storey rear extension and a front porch. There is no dormer shown on the submission or within the application description and so it is considered this is an oversight.

Proposal

This application seeks planning permission for the erection of a single storey rear extension and a front porch.

The single storey rear extension will project 4m to the rear and will be approx. 2.8m high with a flat roof. It will extend across the full width of the property and will provide for a large kitchen/diner. The current single storey rear extension will be demolished.

The proposed porch will project approx. 1.2m to the front and will be approx. 2.5m wide. It will be approx. 3.6m high with a mono pitched roof.

Character and Appearance

The application site is a two storey semi detached property located at an elevated position. The street scene is mixed in terms of property type and design. Opposite is a large green area sloping steeply down

to Valley Drive. The site currently has a porch and a single storey rear extension in place, both of which will be demolished and replaced as part of the current proposal.

Two previous applications which included the porch and the single storey rear extension were refused owing to the parking element which was proposed in the previous plans. The parking has been omitted from this current submission and so it is necessary to ascertain whether the previously acceptable porch and extension have changed since the previous proposals as they were deemed acceptable.

In terms of the rear extension, this will retain the previous scale and design as the previous submission in which the extension was deemed acceptable. The neighbouring property at no. 48 has a similar extension and given that it is located to the rear and not visible from a public vantage point it is not deemed to impact the existing streetscape. In terms of scale and proportion it is considered in keeping with the original dwelling.

The proposed replacement porch will complement the dwelling and improve its appearance, the design and scale have not changed since the previous proposal.

In terms of character and appearance, the proposed development accords with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

Amenity of Future Occupiers

Once the rear extension is built sufficient space in the rear garden will remain for the future occupiers of the dwelling and therefore no concerns are raised.

Neighbouring Amenity

No. 44 is located to the north of the application site and is a larger detached property. It is set further back from the road and at a higher level. Due to the position and height of the property and boundary treatment there will be no loss of outlook, privacy, sunlight or daylight from any of the proposals.

No. 48 is located to the south and has a single storey rear extension. The proposed rear extension will extend approx. 0.5m further than this. This relative short distance is not considered to result in any detrimental impact on this neighbour in terms of loss of outlook, privacy, sunlight or daylight. The proposed porch is to the opposite side of the dwelling than this neighbour and therefore will also have no detrimental impact on amenity.

The proposed extensions therefore accord with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The current submission does not include any alterations which would change any existing parking provision and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal is compliant with the requirements of SPD4 – Householder Alterations Guidance 2021 and CS19 of Local Plan Core Strategy 2014 and so permission is recommended.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	2 nd November 2022	Dated:	3rd November 2022

Gravesham Borough Council