



Delegated Report

Householder Planning Application

Planning Application No: 20230475

Location: 2C The Avenue Gravesend Kent DA11 0NA

Description: Replacement front door

Applicant: Mr Shaun Lane

Site Visit Date: 3rd July 2023

Submitted Documents/Plans

Application Form
Location Plan
Front Elevation
Photograph of Existing Door with Dimensions Annotated
Supporting Statement
Front Elevation and Photograph (Not to Scale)

Relevant Planning History

Reference	Description	Decision	Decision Date
20160761	Application for a non-material amendment to planning application reference 20141142 to allow the reduction of the width of the rear extension by 330mm.	Approval of Non-Material Amendment	01.09.2016
20141142	Erection of a part three storey and part single storey rear extension to form lounge/diner at ground floor level, bedroom at first floor level and enlarged bedroom at second floor level and conversion of the integral garage to form a study.	Permitted	12.02.2015

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 Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed 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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)
- Pelham Road/The Avenue Conservation Area, Character Appraisal (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

GBC Conservation Officer: No comments received.

Neighbouring properties

The final date to received comments ended on 28th July.

5no. surrounding properties were consulted, as well as a site notice and advert in the paper. No 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; Visual Amenity (Design, Character and Appearance), Conservation Area, Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character, and Appearance & Conservation Area

This site is in the Pelham Road/The Avenue Conservation Area. Paragraph 199 of the NPPF (2021) states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...'

Therefore, when considering Design, Character, and Appearance of this proposal, it would be necessary to consider whether the development would result in harm to the elements of the Conservation Area which contribute to its significance. Referring to the Conservation Area, Character Appraisal (2009) it stated that one of the negative features of the character area is the *'Loss of original architectural features, such as windows, doors and roof tiles, and their unsympathetic replacement'*.

This being the case, this proposal for a replacement door could have an impact on the significance of the Conservation Area. However, the existing door is a white upvc door and the property itself is comparatively modern addition to the conservation area. The proposal is to replace this with a similar designed composite door in an Anthracite Grey Colour. It is considered that this would be an improvement in terms of quality and colour style present on more appropriate examples of frontages in the wider vicinity. Overall, it is considered that the scheme would be an improvement to the design, character and appearance of the property itself, while preserving the significance of the Conservation Area.



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 (2021), 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 (2021) 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.

In this instance, the works would not result in amended space standards internally or externally and the amenity of future occupiers is safeguarded in compliance with policy CS19 of the Core Strategy 2014.

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 work by its nature as a replacement front door, would not raise concerns regarding overbearing bulk, overshadowing or direct overlook of neighbouring properties.

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

Conclusion & Recommendation

The proposed development complies 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:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31st July 2023	Dated:	31 July 2023