



Delegated Report

Householder Planning Application

Planning Application No: 20240115

Location: 7 Millfield Drive Northfleet Gravesend Kent

Description: Erection of a porch.

Applicant: Mr Michael Owen

Site Visit Date: 13th March 2024

Submitted Documents/Plans

Application Form Dated 05/02/2024;

Site Location Plan

Drawing Number 01 Rev A (REVISED Block Plans – Existing and Proposed with parking plan); and

Drawing Number 01 Rev A (Elevations and Plans – Existing and Proposed).

~~SUPERSEDED Drawing Number 01 Rev A (Block Plans – Existing and Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20110390	Erection of a first floor front extension to form an enlarged bedroom.	Permitted	20.06.2011
20061065	Use of garage as a habitable room; and associated alterations to front elevation.	Permitted	22.01.2007

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- 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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 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); and

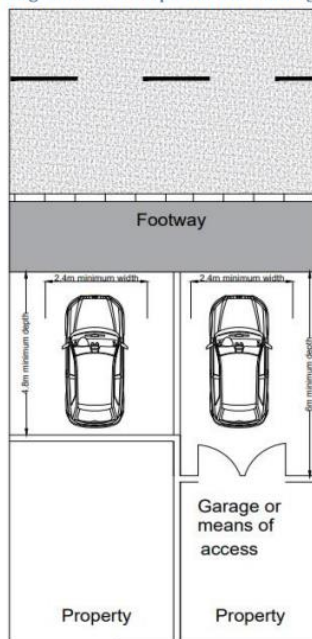
Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The applicant needs to submit a parking plan for two vehicles. A minimum distance of 6 metres is required by Kent County Council Guidance when a parking space is in front of a door or gate to a property, this is to ensure there is adequate pedestrian access to the property. With a porch some 1.8 metres deep, I measure the drive length immediately in front of the day as some 5.4 metres which is unacceptable.

Diagram A & B: Perpendicular Parking



Residential Dropped Kerb Guidance and Self-Assessment v9

www.kent.gov.uk May 2023



Options are to reduce to depth of the porch to 1.2 metres or less or ensure there is parking either side of the drive with a clear path to the door between them.

Neighbouring properties

Three surrounding properties were consulted and no responses were received. The consultation period ended on 28th February 2024.

Plan Note

Further to comments from Gravesham's Highways Officer, a parking plan was provided by the Agent to show off road parking for two vehicles.

Officer's Analysis

Design, Character and Appearance

7 Millfield Drive is a detached dwellinghouse located on the Southern side of the highway. The property is block paved to the frontage for vehicular parking with some soft landscaping.



The application proposes the installation of a porch to the front of the property.

The proposed porch will have a width of 2.8mm and a projection of 1.8m. It will be constructed with a pitched roof to reflect the host dwelling, at a maximum height of 3.48m and an eaves height of 2.25m. The entrance door is located to the front elevation with a window to the Eastern elevation which will be Upvc to match the existing windows and will be constructed with a brick finish and tiles to match the original dwelling.

The porch is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene. It is not dissimilar to the porch at the neighbouring property;



Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The construction of the front porch will not detrimentally affect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

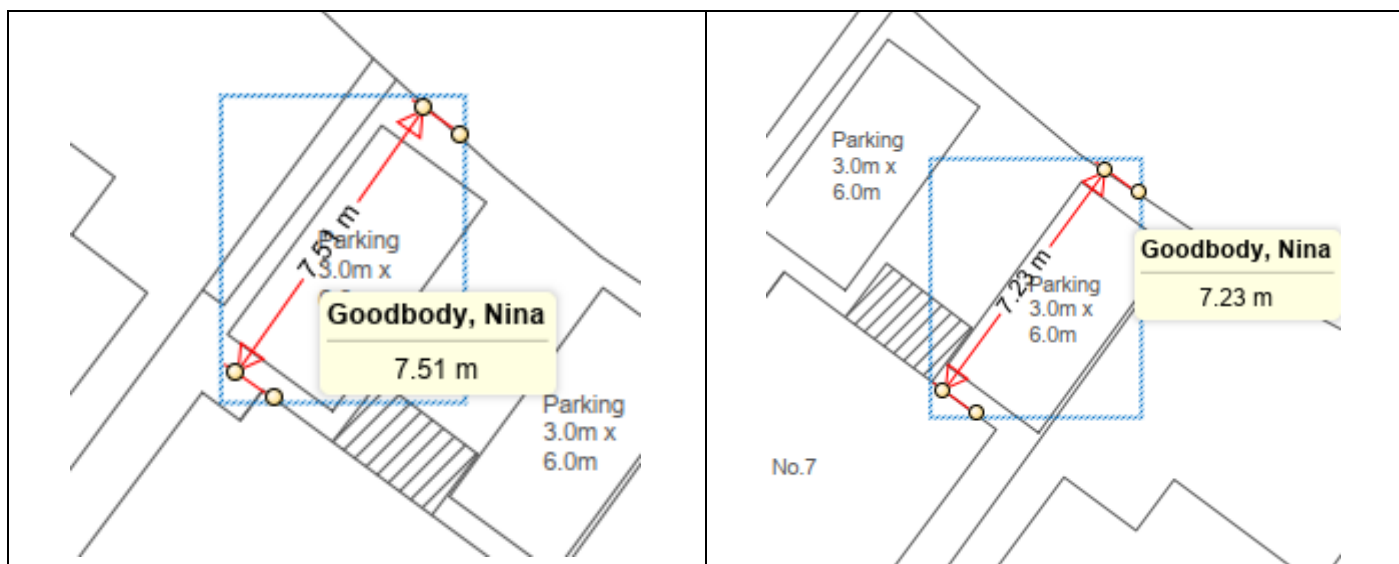
The porch is located to the front of the property away from any neighbouring dwelling and therefore will have no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. No neighbour representations have been received.

The application therefore complies with the objectives of Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

Further to the Highways Officer comments above, a parking plan was requested to show the proposal would be in accordance with the recommended 6m distance from the front elevation. With the removal of a section of soft landscaping, the proposal can now accommodate for the off-road parking for 2 vehicles as shown below:



As such there are no parking and highways issues related to the proposal.

Conclusion

The porch is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and has no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20th March 2024	Dated:	21 March 2024