



Delegated Report

Householder Planning Application

Planning Application No: 20230046

Location: 16 Parrock Avenue Gravesend Kent DA12 1QQ

Description: Demolition of existing conservatory and erection of a single storey rear and side extension.

Applicant: Huckle

Site Visit Date: 2nd March 2023

Submitted Documents/Plans

Application Form
PL/01 – Block Plan with Site Location Plan
PL/02 – Existing Floor Plans
PL/03 – Existing Elevations
PL/04 – Proposed Floor Plans
PL/05 – Proposed Elevations
PL/06 – Roof Plans
Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20130039	Retention of the semi-detached garage.	Permitted	17.04.2013

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 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.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

The final date to submit comments was 24th February 2023.

Consultees

Ward Councillors: No responses received

KCC Public Rights of Way Officer:

'It is important to advise the applicants that a public right of way must not be stopped up diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.'

Neighbouring properties

4 surrounding properties were consulted, and 0 responses were received.

Officer's Analysis

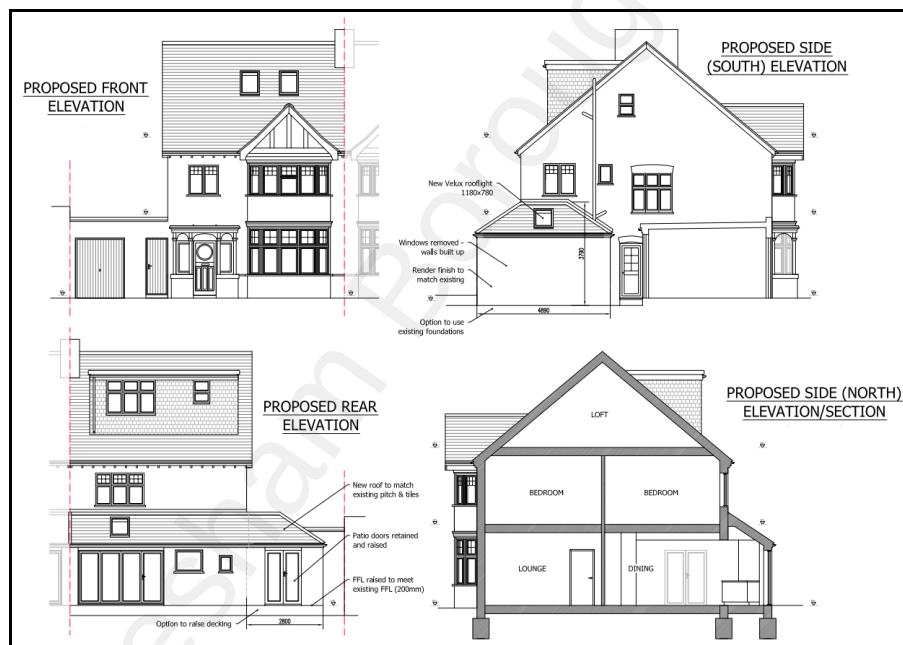
Principle of Development

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), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance



Existing Elevations (Not to Scale)



Proposed Elevations (Not to Scale)

As can be seen from the existing and proposed elevations above. The proposed extension would not be visible from the public perspective (the front). As such its impact on the character of the area would be limited. However, the scale, massing and design should be appropriate in its context regardless of public visibility.

In terms of scale, the proposed extension would use the same footprint at the conservatory it replaces. There would be minor alterations in scale given the change in roof form, but this would be minor. In terms of design, the replacement extension would sit more comfortably below the window to the south elevation and would be in line with the existing single storey rear pitch, thus retaining a sense of symmetry and cohesiveness with the main dwellinghouse, whilst being subservient in scale. The application form identifies that the addition would use white render, interlocking clay roof tiles and upvc framed windows all to match the existing dwellinghouse.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Amenity of Future Occupiers

The proposed scheme would replace the Conservatory with another conservatory. There are no minimum space standards for a Conservatory and the internal floor area would not change. The footprint of the building would also remain unchanged and so there would be no alteration to the available garden area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2021) in terms of design, character and appearance.

Neighbouring Amenity

14 Parrock Avenue

This neighbour is located to the west. The proposed extension would be of a similar scale and position of the existing conservatory and so would not overbear on this neighbour in terms of bulk and mass or increased overshadowing. Although there would be a rooflight on the elevation of the single storey facing this neighbour, it would be obliquely angled to avoid direct overlook and, it would result in lesser glazing than the existing Conservatory has, resulting in an improved level of amenity for this neighbour given the reduced potential for this part of the building to directly overlook the neighbours property.

18 Parrock Avenue

This neighbour is located to the east. Given the size and position of the extension, it would not be visible from this neighbour's perspective and so it would have no significant impact on this neighbour.

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:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	3rd March 2023	Dated:	3rd March 2023