



Delegated Report

Householder Planning Application

Planning Application No: 20220801

Location: 10 Wingfield Road Gravesend Kent DA12 1BS

Description: Erection of a single storey rear extension

Applicant: Mr Simon Oshea

Site Visit Date: 31 August 2022

Submitted Documents/Plans

Householder Planning Application form;
Drawing no. 001 Rev. A Existing and proposed block plan and location plan;
Drawing no. 002 Rev. A Existing layout, elevations and roof plan; and
Drawing no. 003 Rev. A Proposed layout, elevations and roof plan.

Superseded Documents/Plans

~~Drawing no. 001 Rev. A Existing and proposed block plan and location plan;~~
~~Drawing no. 002 Rev. A Existing layout, elevations and roof plan; and~~
~~Drawing no. 003 Rev. A Proposed layout, elevations and roof plan.~~

Procedural issues

The originally submitted drawings showed that the proposed development would encroach over the boundary with no. 11 Wingfield Road. As such, the applicant was asked to serve notice on the affected neighbour and to sign an amended ownership certificate. However the drawings were amended to remove the encroachment.

The originally submitted existing block plan was inaccurate in its representation of the ground floor rear wall of the application building. In response to a request by the case officer, the applicant provided an amended plan.

Relevant Planning History

None.

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 the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

GBC - Environmental Protection Team (Regulatory Services)

Please use the contamination watching brief condition and the smoke control and code of practice on construction and demolition informatives.

GBC Conservation Officer

No adverse comments. It is well below the level of the school playground and will not be visible from Sheppy Place.

Neighbouring properties

The application was publicised to three neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The application site is located some 34 metres to the west of the Upper Windmill Street Conservation Area but as a rear extension, the proposal would not be widely visible. The GBC Conservation Officer has not raised any objection.

The proposed development would be of a design and materials that would match with the existing building and those in the surrounding area. The proposal would result in a sizable addition to the

application building but would be similar in size to a rear extension that could be erected using permitted development rights.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding area. Therefore the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained. As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential properties to the application site are nos. 9 and 11 Wingfield Road (located to the east and west respectively). Wrotham Primary School is located to the north across an alleyway.

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surroundings dwellings.

In order to prevent any future loss of privacy or adverse noise/odour impacts to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings (including flues) in the side elevation of the proposed development facing no. 9 Wingfield Road.

No neighbour representations have been received.

Overall the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is in an area of multi-period archaeological potential. However, as the proposed development would be within the confines of an existing residential garden, within an established urban area and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any archaeology.

The application site is located within the buffer zone for the Nine Elms historic landfill site and provided that a contamination watching brief condition is attached to any planning permission granted, then there would be no adverse contamination impacts.

The application site is located in a smoke control area. As such, advice regarding smokeless fuels/appliances can be given to the applicant in an informative attached to any planning permission granted.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Materials to match existing

No further openings (including flues) in flank elevation facing no. 9 Wingfield Road

Contamination watching brief

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out

above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	27 September 2022	Dated:	27 September 2022