



Delegated Report

Householder Planning Application

Planning Application No: 20220945

Location: 37 Kendall Gardens Gravesend Kent DA11 0EE

Description: Erection of a front porch.

Applicant: Mr S Nedev

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 01/DT/12/2021 (Existing and Proposed Ground Floor Plans)
- Drawing No: 02/DT/12/2021 (Existing and Proposed Elevations)
- Drawing No: 03/DT/12/2021 (Section A Plans)
- Drawing No: 04/DT/12/2021 (Existing Block Plans)
- Drawing No: 05/DT/12/2021 (Proposed Block Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220087	Erection of a front porch.	Refused	24.03.2022

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 four surrounding properties. The consultation period expired on 14th December 2022 and one representation was received.

The comments made in the representation were:

- Air bricks and weep hole of an adjoining property may be blocked, causing dampness and porch may prevent removal of gases from a void under adjoining properties ground floor.
- Rain water may remain trapped between external wall and proposed porch.
- If remedial work needed to adjoining property then access would be impossible.
- Digging of footings may undermine the foundations of external wall of neighbouring property.
- Porch significantly alters the “staggered terrace and reduced kerb appeal”
- Development impacts positive design feature and will spoil enjoyment of property and impact value of adjoining property
- Proposal states there are “few houses in the road, they have front porch extension” but this is not correct as out of 50 homes in the development only 2 have a porch.
- Porch may be exempt from building regs in which case it risks poor design and construction which can impact value of adjoining home
- Inaccuracies in block plan
- The wall that the proposed development will be built to is not a party wall to no.37 and the proposed porch should not be built on to it or close to it for the reasons previously stated.

As can be seen above many points raised in the objection are not material planning considerations and so do not form part of the decision making process.

Officer's Analysis

Background

The existing proposal is a reworking of 20220087 which sought the erection of a front porch.

This application was refused on the following grounds:

The design of the proposed front porch is incongruous and unacceptable, in particular, the width and depth of the extension would harm the character and appearance of host site and surrounding area. The proposal fails to comply with the requirements of Policies CS14 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 130 of the National Planning Policy Framework (2021).

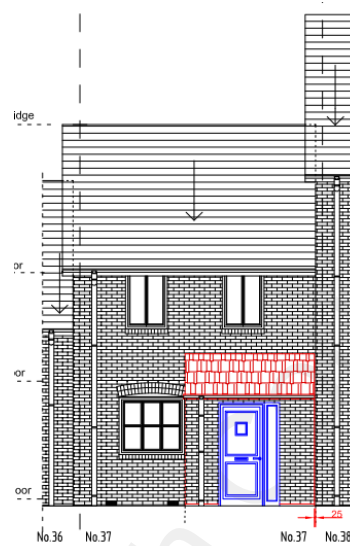
Proposal

The proposal seeks the erection of a front porch with a minimal change in terms of design and size.

Application refused under 20220087



Current resubmission



As can be seen from above the proposal has minimal change in that the porch is set a mere 25mm from the neighbouring boundary.

Design, Character and Appearance

The proposed front porch proceeds with the same design as the previously refused application and would continue to extend in front of the main entrance of the property and flush with the neighbouring property at no. 38, however the only difference in this instance would be that it would be set back by 25mm from the adjoining boundary.

As previously mentioned the width of front of the property measures at 5.07 metres, while the proposed porch would be 2.79 metres in width. This means the porch will be more than half the width of the front of the house and is of an unacceptable scale which doesn't respect the character and appearance of the host property.

The depth of the porch will be retained at 1.9 metres and would continue to consume a large proportion of the front elevation. The porch still fails to respond to the character of the existing dwelling and the size of the porch continues to overwhelm the front elevation.

Comments have been received in relation to development not preserving the staggered design, while the comments are appreciated, the Council considers that a front porch could be accommodated at the site if appropriately designed. Further comments were received in relation to the party wall and the impact of construction, but the former is a building control matter and the latter could be managed by a planning condition.

It is appreciated that the neighbouring property directly opposite the application site, at no. 44 Kendall Gardens also has an extension that is of a similar scale to the proposed front porch, however, this development has not had the benefit of planning permission. Also, according to Google street view, the porch erected at no. 44 has been erected from around 2018. Therefore, the front porch has not been determined in accordance with the Council's Core Strategy Policies.

Overall, the development is considered to have a detrimental impact on the character and appearance of the host property and street scene and fails to comply with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy 2014 and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The extension is not liable to impact on the amenity of future occupiers so there are no concerns in this regard and the proposal is in accordance with Policy CS19 Local Plan Core Strategy 2014 and Section 12 of National Planning Policy Framework (2021).

Neighbouring Amenity

The proposal will not cause significant material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure. Therefore, the proposal is deemed in accordance with Policy CS19 Local Plan Core Strategy 2014 and Section 12 of National Planning Policy Framework (2021).

Conclusion

The application has been fully considered and fails to adequately address the previous reasons for refusal and is therefore contrary to Policy CS19 Local Plan Core Strategy 2021 and Section 12 para 130 of National Planning Policy Framework (2021).

Therefore the application is recommended for refused.

(For detailed reasons for refusal, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	3 rd January 2023	Dated:	3rd January 2023