



Delegated Report

Householder Planning Application

Planning Application No: 20220517

Location: 71 Lennox Road Gravesend Kent DA11 0ES

Description: Enlargement of existing porch.

Applicant: Parm Raf

Site Visit Date: 07.06. 2022

Submitted Documents/Plans

Application Form Dated 12/05/2022;
Drawing no: 01 – WIP (Block/Site Plans Existing and Proposed with Site Location Plan Photographs);
Floor Plans – Existing and Proposed; and
Elevations – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20031077	Demolition of detached garage and erection of part two storey and part single storey side/front/rear extensions to form living room, study, shower room/w.c. and conservatory at ground floor level with bedroom at first floor level.	Permitted	10.02.2004
19900669	Erection of single storey rear extension to form kitchen and verandah.	Permitted	11.10.1990
19870736	Erection of single storey rear extension to form sun lounge and enlarged kitchen.	Permitted	16.11.1987
19800757	Erection of single storey side extension to form double garage	Permitted	09.10.1980
19790872	Erection of a detached double garage at the side	Permitted	06.11.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Counsellor Comments -

I have examined the above planning application for a new porch entrance at 71 Lennox Road. I offer the following comment as one of the councillors for Pelham Ward.

Having viewed the plans, I am supportive of the proposals. My only comment is to ask that the materials to be used in construction of the new porch should match, as far as possible, the existing exterior of the house.

This particular property has a very attractive frontage, and it is important that the materials to be used in construction of the new porch should blend well with the existing facade.

Neighbouring properties

Eleven surrounding properties were consulted and no representations were received. The consultation period expired on 17th June 2022.

Officer's Analysis

Design, Character and Appearance

71 Lennox Road is a detached two-storey dwelling which lies just outside of a Conservation Area. The front of the property has an existing porch and is block paved for use as vehicular parking with some soft landscaping. The property is gated with a front boundary wall.



The application seeks permission for an enlargement to the existing porch and an alteration to a window to the front elevation to accommodate the porch.

The width of the porch will increase from 1.4m to 3.4m and the projection from 0.87m to 1.46m. The height will increase from 3.28m to 3.72m.

The street scene is predominantly detached and semi-detached houses that are mixed in design. Many with off road parking to the front. The proposed alterations to the porch will not harm the street scene as the proposal is not excessive for the size of the existing property.

With regards to the Ward Counsellor comments above, the materials proposed are in keeping with the existing dwelling, as referenced on the application form and raise no concerns regarding appearance.

The proposed alterations to the property accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para.130 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The property boasts a large front garden which will not be affected by the modest scale of the proposal.

Therefore, there will be no loss of amenity space to the dwelling and no concerns are raised for the future occupiers of the dwelling.

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. The alteration of the window to the front will also have no detrimental impact on neighbouring amenity.

The property lies just outside of a conservation area, however is far enough away that it cannot be seen and will have no impact on this area.

The proposed works therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework (2021).

Parking and Highways

The proposals result in no changes to the number of bedrooms at the property or any alteration to the off-road parking; therefore no objections are raised on highways grounds.

Conclusion

The proposed alterations will have no detrimental impact to the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation

Permitted

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	27th June 2022	Dated:	27th June 2022