

Delegated Report

Planning Application

Planning Application No: 20241014

Location: 53 South Hill Road, Gravesend DA12 1JX

Description: Erection of single storey side extension to form an orangery.

Applicant: Ms Vicky Lewis

Site Visit Date: 21 November 2024

Submitted Documents/Plans

Application form
Cover letter
Heritage Statement
OS Plan
Site location plan
Existing block plan
Proposed block plan
Drawing no. VL/701/D (existing plans and elevations)
Drawing no. VL/702/E (proposed plans and elevations)

Relevant Planning History

20240768	Erection of a first floor rear extension with alterations to fenestration.	Permitted	09.10.2024
20220655	Erection of a two storey side extension, first floor rear extension and associated internal alterations.	Permitted	01.08.2022
20211561	Erection of a two storey side extension, first floor rear extension and associated internal alterations.	Refused	23.03.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

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);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Windmill Hill Conservation Area Character Appraisal

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

The fence panels should be replaced with a brick wall around the front garden. Subject to external materials being approved and the brick bond of the walls to match the house, this could be an acceptable proposal.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to four neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the erection of single storey side extension to form an orangery. The proposed orangery will be approx. 4m wide to the front and 2m wide to the rear owing to the tapered shape of the side garden. It will be approx. 3.4m high with a flat roof and a roof lantern. The plans show a light oak cornice and light oak frames.

Design, Character and Appearance

The site is a two storey terrace dwelling within the urban area of Gravesend, within the Windmill Hill Conservation Area as defined on the adopted Gravesham Local Plan Core Strategy policies map. According to the 2009 conservation area character appraisal, "The character of the Conservation Area is of a residential suburb, containing a large number of buildings of architectural and historic interest. The buildings are relatively unaltered and generally in a good state of repair."

Section 72(1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that when considering any planning application that affects a conservation area, a local planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014 (LPCS) sets out that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve, and where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include Gravesend Town Centre and the Borough's urban and rural conservation areas.

At a national level, the National Planning Policy Framework (NPPF) 2024 at section 12 (Achieving well-designed places) sets out the national policy on good design. It states that development should be sympathetic to local character and history, including the surrounding built environment. Section 16 (Conserving and enhancing the historic environment) sets out national policy heritage matters and it states that great weight should be given to a heritage asset's conservation. Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 210 requires local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS02 (LPCS) prioritises development in the urban area as a sustainable location for development.

Policy CS19 (LPCS) states that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.

The property is located within a residential area and is the end terrace of a row of similar size, layout and design. The application property is a two storey two bedroom end-terrace that benefits from a larger corner plot that is triangular in shape. There is an existing single storey outrigger extension to the rear that has a sloping roof that extends across the whole width of the existing property and has parking to the side for one car.

53 South Hill Road is an end terrace that forms the upper end of a terrace of late 19th century/early 20th century houses, commonly described as two up two down with a single storey outrigger. It is located adjacent to a link road that leads to the top end of Constitution Hill, where a similar terrace of houses back onto those in South Hill Road. The gable end of both terraces can be seen from South Hill Road looking towards the Constitution Hill link Road. Due to the gradient of the hill and the open view of both terraces, the chimney stacks contribute to the appearance of the conservation area.



Within the CA appraisal the east to west of South Hill Road is recognised as a principle positive view. The site is located within the character area 2a. This area follows the steeper slopes of the hill as it rises up and steep, narrow lanes characterise the area. The brick terraces in the area (nos. 40-53) are recognised as modest, with less elaborate architectural detailing than those on Shrubbery Road. The row on South Hill Road are set at the back of pavement line. While these have lost a number of architectural features such as original windows, they create an attractive hard boundary to the street, emphasising the strong curve in the road at this point. The bend in the road leads to a wide open area, where the three split parts of South Hill Road converge.

The principle features of this character area include groups of buildings set on terraces up the hillside, creating important views up to, and down across buildings and roofscapes. The rear elevations of many of the buildings are visible. A negative feature of this terrace is identified as the loss of architectural features such as doors and windows. Also, unsympathetic alterations to rear elevations that are highly visible from within the Conservation Area which can be seen from South Hill Road.

The application site is located at the end of the terrace adjacent to a narrow road on a junction and therefore is highly visible from three sides. The proposed extension will be single storey which will be less visible than the two-storey extension that was granted in 2022 (20220655). The proposal will appear subservient to the main dwelling and the detailing such as the cornicing will complement the property.

In terms of details, the timber framed windows and doors are acceptable but the full details of these should be required by condition. The proposed render however is not acceptable as this is out of character with the host building. Due to the visibility from South Hill Road and the fact that the rear extension approved under reference 20240768 is to be finished in Smeed Dean London Stock brick, the orangery should also be finished in the same brick. A condition is therefore recommended that this brick is used in place of the suggested render.

The existing fence detracts from the site and the conservation area and should be removed. However, the fence is proposed to remain and is immune from enforcement action. If at any point it is removed permission would be required to replace it and at that point it should be replaced with a brick wall to match the orangery.

The proposal, subject to conditions, is considered acceptable in terms of design, location, size and scale, and would preserve the appearance of the existing dwelling and the Windmill Hill Conservation Area. The proposal therefore accords with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved policy TC3 of the Gravesham Local Plan First Review 1994 and Sections 12 and 16 of the NPPF (2024).

Amenity

Future Occupiers

The rear garden will be reduced to approx. 30sqm. Whilst this is below the adopted standard of 32.2sqm, it is similar to the size allowed under the 2022 application and not significantly below the standard. On balance this is acceptable.

Neighbouring Amenity

The proposed extension is located to the side of the dwelling where there is no attached neighbour but an access road. Due to this position and the single storey nature of the extension there will be no detrimental impact on any neighbouring dwelling in terms of loss of outlook, privacy, sunlight or daylight.

The proposed extension therefore accords with policy CS20 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Parking and Highways

The proposed extension will not increase the number of bedrooms or reduce the amount of off road parking available and therefore no objections are raised on highways grounds.

Conclusion

The proposed extension, on balance, is considered to have no significant detrimental impact on the character and appearance of the area and will preserve the character of the conservation area. It will not result in the loss of amenity, or impact negatively on parking or highways safety and therefore complies with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7 January 2024	Dated:	7th January 2024