

Delegated Report

Householder Planning Application

Planning Application No: 20240461

Location: 10 Darnley Street Gravesend Kent DA11 0PJ

Description: Erection of a proposed conservatory.

Applicant: Ms Nora Camann

Site Visit Date: 5 July 2024

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 24-006 (Sheet 2A) – Existing Ground Floor Plan
- Drawing No: 24-006 (Sheet 5A) – Existing and Proposed Elevations
- Drawing No: 24-006 (Sheet 9A) – Existing and Proposed Block Plan
- Drawing No: 24-006 (Sheet 3) – Proposed Basement Floor Plan
- Drawing No: 24-006 (Sheet 6) – Existing and Proposed Section AA
- Drawing No: 24-006 (Sheet 4) – Proposed Ground Floor Plan
- Drawing No: 24-006 (Sheet 7) – Existing and Proposed Section BB
- Drawing No: 24-006 (Sheet 1) – Existing Basement Floor Plan
- Drawing No: 24-006 (Sheet 8) – Existing and Proposed Section CC

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles
- CS20 - Heritage & the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC3 - Development Affecting Conservation Areas

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Darnley Road Conservation Area Appraisal (2009)
- Management Plan – Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Conservation Officer

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 05.07.2024 and no comments were received.

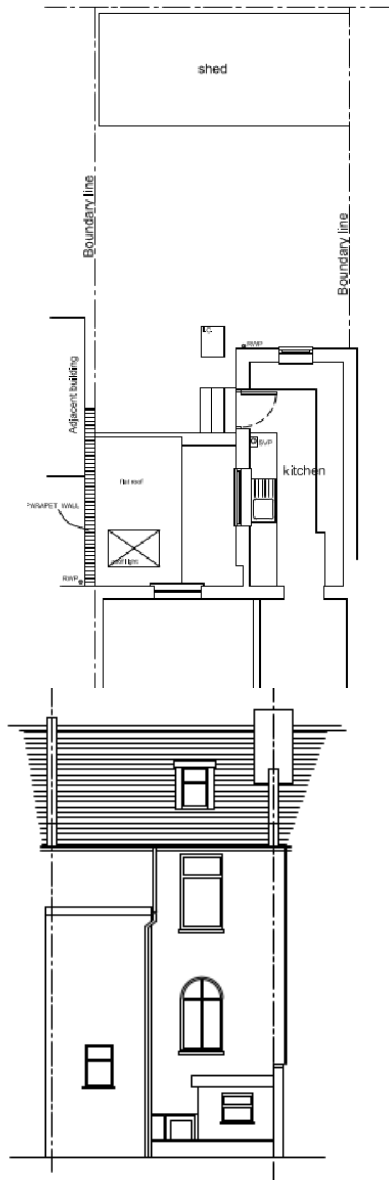
Analysis

Proposal

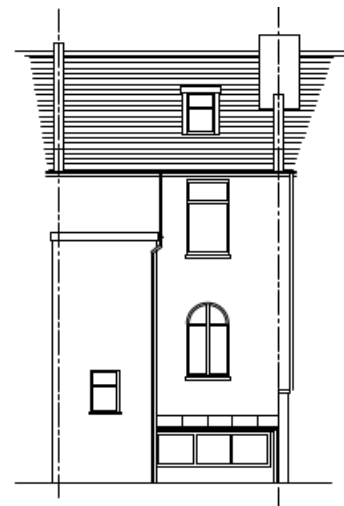
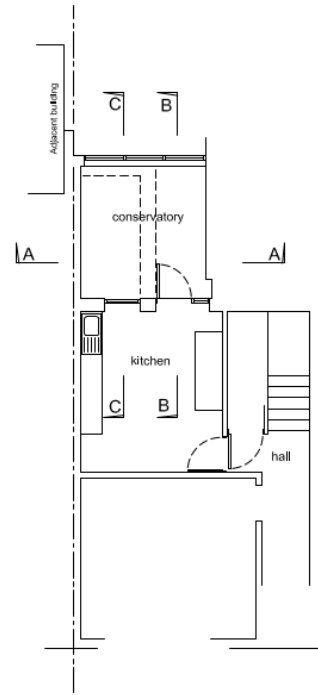
The proposal seeks to enlarge the existing basement level to the rear of the property.

Existing

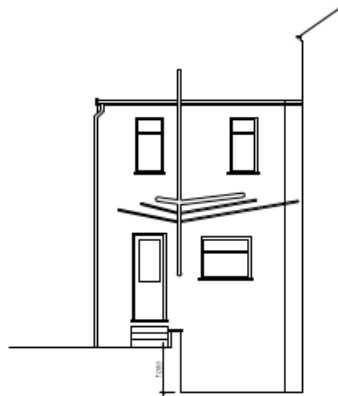
Proposed

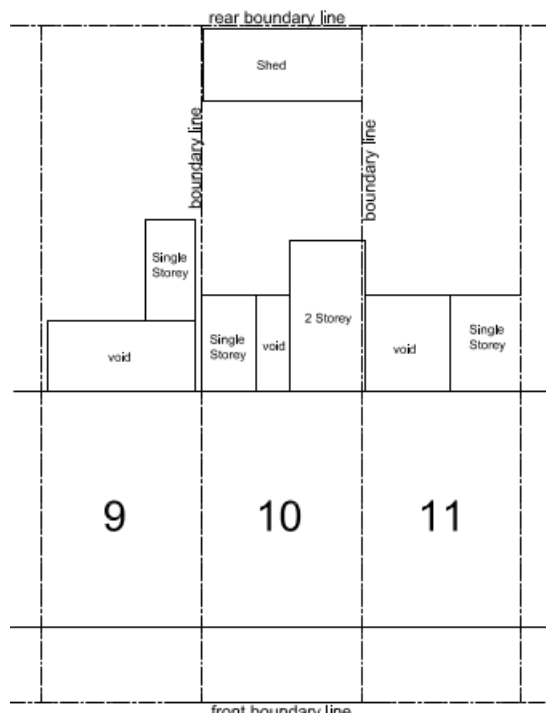


Existing Rear Elevation

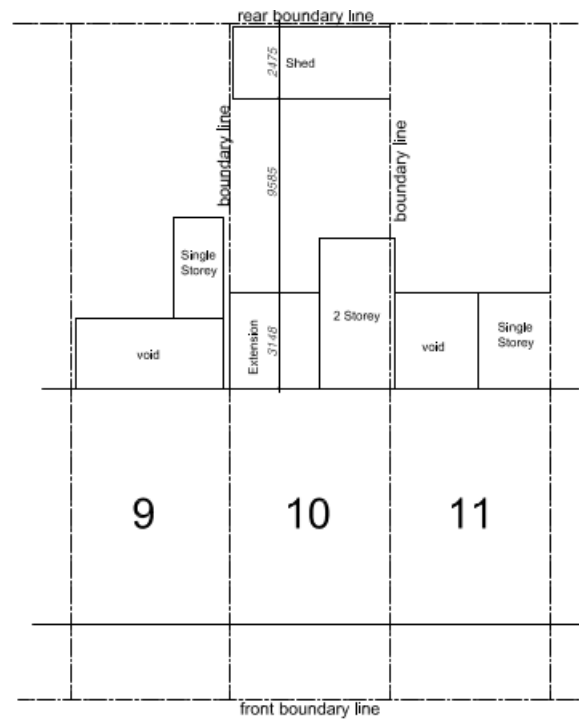


Proposed Side Elevation





Existing Section A-A



Proposed Section A-A

Character and Appearance

The application site is a four storey mid terrace house situated within the Darnley Road Conservation Area.



The property is part of a terrace of similar dwellings and with a mixture of other Victorian dwellings of varying styles. The proposed development is situated to the rear of the property and will not be visible from a public vantage point and so there are no concerns relating to its impact on the wider character of the area.

The proposed development will result in a modest increase to the basement level and will essentially infill an existing void and replace the flat roof with a monopitch roof which will be constructed translucent materials which will allow more light to enter the basement level.



The proposal is modest in scale and would also not cause harm to the character and appearance of the Darnley Road Conservation Area but would preserve it. The proposal therefore complies with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021, Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2023).

Amenity of Future Occupiers

The proposed development will not result in a loss of private amenity space as the void which will be occupied by the new structure is not a useable part of the garden. Furthermore the new translucent finishing of the conservatory will enhance light levels enjoyed by the occupants of the basement which are usually deprived of light due to them being situated below the ground level. The proposal is compliant with SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development would not harm light, outlook or privacy enjoyed by the neighbouring properties and so the proposal is compliant with SPG2 – Residential Layout Guidelines 2020.

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	15/07/2024	Dated:	15th July 2024