

Planning Statement

44 Alanbrooke, Gravesend, Kent, DA12
1NA

Erection of rear covered pergola

18 June 2024

By GRAHAM SIMPKIN PLANNING

For: Alina Butnaru

Project reference: PR4144



RTPI

Chartered Town Planners

GSP

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1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at 44 Alanbrooke, Gravesend, Kent, DA12 1NA (hereafter referred to as 'the Site'):

Erection of rear covered pergola

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
TT17241	44 Alanbrooke, Gravesend, DA12 1NA	The applicant
K511881	28A ALANBROOKE, GRAVESEND DA12 1NA 28B ALANBROOKE, GRAVESEND DA12 1NA 31 ALANBROOKE, GRAVESEND DA12 1NA 32 ALANBROOKE, GRAVESEND DA12 1NA 42 ALANBROOKE, GRAVESEND DA12 1NA 44 ALANBROOKE, GRAVESEND DA12 1NA LAND AND BUILDINGS AT MILTON BARRACKS LYING TO THE SOUTH OF MILTON ROAD, GRAVESEND	Gravesend Borough Council

- 1.3 The application is accompanied by the following plans and documents:

- **4144 – 01 Site Location Plan**
- **4144 – 02 Existing Block Plan**
- **4144 – 03 Existing Elevations**
- **4144 – 04 Proposed Block Plan**
- **4144 – 05 Proposed Elevations**

2 Site Context

- 2.1 This Site, which is approximately 184sqm, is situated on the northeast side of Alanbrooke whilst backing onto Milton Road (A226) which runs through the centre of Gravesend.
- 2.2 The Site currently consists of a 2-bedroom middle-terraced house. It has a shared parking area to the north of the property which accommodates for the other terraced housing in the street. The dwellinghouse has a small front porch for the storage of bins as well as a small front garden consisting of loose stone chippings and some soft landscaping.
- 2.3 To the rear of the dwellinghouse, there is a small section of hardstanding in the garden which is approximately 3m in length as well as a shed which is being used for further storage to the dwelling. The garden itself is approximately 20m in depth.
- 2.4 In a wider context, Alanbrooke is a heavily residential street consisting of a mix of terraced and semi-detached dwellings. As well as this, there is the Milton Haig which is the Gravesend Social Education Centre for Learning Disabilities. Other nearby amenities include the Gravesend Rugby Club and the Siri Guru Nanak Darbar Gurdwara Sikh Temple and Community Centre.
- 2.5 In terms of accessibility, access to the centre of Gravesend is 12 minutes on foot using a small cut through that leads to Milton Road and is approximately 0.5 miles in distance. Furthermore, there are buses that run every 15 minutes to the centre from Parrock Road.
- 2.6 This Site is the subject of the following planning constraints and characteristics:
- Flood Zone 1 (low risk of flooding from the sea or rivers)
 - In close proximity to an 'A' classified road

3 Relevant History

- 3.1 It is understood that the dwellinghouse has no relevant planning history besides the original erection of the dwelling in 1983. This, however, is not evident on the Gravesham Planning Portal. The application is as follows:

Application under regulation 4 of the Town and Country Planning General Regulations 1976 for erection of a terrace of a two-storey dwelling with associated parking

Ref. no 19830952 | Status: Permitted – *As a result of this approval, all Permitted Development Rights were removed meaning all changes will require planning permission.*

- 3.2 The client has also sought after pre-application advice from GBC (PRE20240074) on the 7th of May 2024. It was made clear by the officer, Mrs Hankin, that the details that were provided were substandard and would more than likely result in a refusal. She stated that if the pergola was fixed to the current garden level, was not in excessive height with no enclosure and constructed with good material, it may not be contrary to the Development Plan. Details would also need to be provided regarding the change in levels between the dwelling and the rear garden to be considered for approval.

4 Proposed Development

4.1 The application entails the following elements:

- The erection of a pergola to the rear of the property
- The pergola will be constructed out of grey timber posts as well as EZ glaze glass.
- There will be a total of 9 grey timber supports and rafters and 4 grey posts supporting the development.
- The EZ glaze glass will be clear and 600mm in depth.
- The development will be 3m in height as well as 5m in width in order to cover the rear of the property.
- Furthermore, the development will extend 2m from the rear wall.
- The top of the pergola will cover the top of the rear door as well as the rear windows

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 38 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham within which the Site is located comprises the following documents:
- Core Strategy (2014) (CS)
 - Gravesham Local Plan First Review (1994) – Saved Policies
- 5.6 The CS sets out a long-term vision for the future of Gravesham based on evidence of the need to support communities and outline what makes Gravesham a distinctive and attractive place to live and work. Furthermore, it helps to support and inform sustainable development via investment in infrastructure, economic development, and regeneration proposals within the borough, while promoting healthy communities. Lastly it aims to provide a consistent basis for planning application decisions. The following policies are considered as relevant:
- Policy CS01 – Sustainable Development
 - Policy CS02 – Scale and Distribution of Development
 - Policy CS19 – Development and Design Principles
- 5.7 The Gravesham Local Plan First Review (1994) was replaced by the adopted Local Plan (2014). In September 2007, the Secretary of State issued a direction on policies to be saved and deleted. The following are policies that have been saved, remain operational and are relevant to your proposal.
- Policy C13 – Extensions to dwellings

Other Material Considerations

The Framework

- 5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:
- Paragraph 7 – Achieving sustainable development
 - Paragraph 8 – Three overarching objectives for sustainable development
 - Paragraph 131 – Fundamentality of high quality, beautiful and sustainable buildings
 - Paragraph 132 – Setting out clear design visions and expectations
 - Paragraph 135 – Criteria for achieving well-designed and beautiful places

National Design Guide

- 5.9 The National Design Guide sets out the characteristics that are in place in order to achieve beautiful places. It states well-designed places contribute to local distinctiveness. This may include:
- a) adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns, and colours of an area;
 - b) drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
 - c) using local building, landscape or topographical features, materials, or planting types;
 - d) introducing built form and appearance that adds new character and difference to places, with particular attention to how buildings meet the ground and sky;
 - e) creating a positive and coherent identity that residents and local communities can identify with.

Gravesham Householder Extension/Alteration Design Guide (2021)

- 5.10 The document makes clear that extensions and alterations can be an economical way of ensuring it can meet a householders present and future needs. In seeking to meet such needs it is important to ensure that any extensions or alterations to a home are well designed, well-built, and sympathetic to their surroundings.
- 5.11 This in turn ensures that there are no adverse effects on the original house, immediate neighbours, the local view of the street as well as to the character and appearance of the local area.
- 5.12 It also aims to expand on the planning policies set out in the Development Plan as well as the NPPF, raise awareness of the value of good design and lastly to protect the residential amenity of neighbours.
- a) Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
 - b) Height: Single storey extensions should not rise above the windowsill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).

- c) Width: Generally, extensions should not be of greater width than the original building.
- d) Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- e) Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- f) Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/ properties.
- g) Light/Outlook: The 45 / 25-degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook.
- h) Garden Space: Adequate garden area for the enlarged house should be retained following development

Gravesham SPG2 – Residential Layout Guidelines (2020)

- 5.13 The Gravesham SPG2 states that all planning applications for new dwellings, extensions to dwellings, flats, maisonettes, and bedsitters must comply with the Borough Councils adopted Residential Layout Guidelines.
- 5.14 Paragraph 9 states that new dwellings, and existing dwellings when extended, shall have the minimum areas for private amenity space.
- 5.15 1–2-bedroom dwellings have a minimum garden area requirement of 37.2sqm with a minimum depth of 7.6m.
- 5.16 Paragraph 11 states in all cases, the Borough Council's minimum privacy distances should be met. This may lead to the minimum depth of gardens being greater than that detailed above.
- 5.17 Reinforcing this is paragraph 13 which makes clear that the standard size for private amenity space and garden areas should be regarded as an absolute minimum in order to allow for provision of adequate outside storage, leisure use, clothes drying and play space. Larger garden areas will be necessary where the accommodation has five or more bedrooms. This is to ensure that development does not appear cramped and out of character with adjoining properties.

5.18 Further material considerations are as follows:

- National Described Space Standards (NDDS) (2015)

6 Planning Assessment

Key Issues

6.1 The following are considered to be the key issues in the assessment of this application:

- Principle of Development
- Design, Character, and Appearance
- Amenity of Future Occupiers and Neighbours

Principle of Development

- 6.2 Policy Cs19 provides details of a range of aspects to which all development within the Borough should adhere to. All proposals for development should consider the factors within this policy and ensure that there are no conflicts wherever possible. In terms of this proposal, the design and layout accord with the adopted Residential Layout Guidelines.
- 6.3 Policy CS19 also sets out that development should 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.'
- 6.4 The proposed development will use grey posts, which are considered to be visually attractive materials, in order to comply with Policy CS19 as well as to ensure that they are fit for purpose as well as enhance and conserve the character of the dwellinghouse.
- 6.5 In relation to Gravesham Householder Extension/Alteration Design Guide (2021), the proposal will have no adverse effect on neighbouring dwellings or future occupiers due to the fact that the pergola is simply a structure to cover the rear door and a small fraction of the back garden.
- 6.6 The proposed development will provide no additional viewpoints into the neighbouring dwellings, despite the low separating walls. As well as this, due to the pergolas lattice design and use of grey timber posts it will create no overshadowing into the neighbouring dwellings.

- 6.7 The proposed development will also comply with all of the criteria above for rear single-storey extensions. These are as follows:
- a) Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported. – *The dwelling has no existing extension and will only extend 2 metres from the rear of the property, therefore is not considered as overdevelopment. Furthermore, the slatted design of the pergola would not result in long dark spaces.*
 - b) Height: Single storey extensions should not rise above the windowsill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep). – *The extension will be under the height of the first-floor window, is 2m in depth and as a result of its open structure and clear roof does not effect either of the neighbouring properties.*
 - c) Width: Generally, extensions should not be of greater width than the original building. – *The pergola will be 5m in width so in turn, is shorter than the dwellinghouse itself. Moreover, this ensure that the proposed development is in line with Policy CS02*
 - d) Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building. – *No roof in question so this does not apply.*
 - e) Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties. – *The materials in use are grey timber posts and EZ glaze glass panels, therefore are high quality and will not negatively impact neighbours.*
 - f) Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/ properties. – *No windows as part of the proposal so this is not relevant*
 - g) Light/Outlook: The 45 / 25-degree rule will primarily be used to assess the impact of the extension on neighbouring light / outlook. – *there will be no overlooking possible with the erection of a pergola.*
 - h) Garden Space: Adequate garden area for the enlarged house should be retained following development – *The garden extends 18m from the rear of the property whilst the pergola is only 2m, so the garden area will be retained. Furthermore, as a result of the open structure, the garden will be further retained.*

- 6.8 Overall, as listed above, the proposed development will be in line with the Residential Extension Guidelines as well as Policy CS01 due to the materials being used and the way in which it is designed.

Design, Character, and Appearance

- 6.9 As per the NDG, it is important that beautiful places are achieved. The proposed development in question will comply with the following criteria in order to retain the distinctiveness of Alanbrooke as well as the wider context.
- a) adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns, and colours of an area - *The proposed development will have similar design to the surrounding dwellings and the materials that are proposed to be used are typical of the area and will not cause any detrimental effects to the neighbouring dwellings.*
 - b) drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings - *The proposal will not affect the opening of the original dwellinghouse, nor will it exceed a single storey therefore remaining in proportion.*
 - c) using local building, landscape or topographical features, materials, or planting types - *As mentioned above, the material to be used will not cause harm to the dwellinghouse and will aim to match those of similar designs in the area.*
 - d) introducing built form and appearance that adds new character and difference to places, with particular attention to how buildings meet the ground and sky - *As a result of the pergola's open lattice design and the proposed soft landscaping to be placed on the pergola, it intends to add character to the dwelling whilst retaining the way the building meets the sky. Furthermore, the addition of soft landscaping will ensure the proposed is in line with Policy CS12 as the proposal will be using green infrastructure.*
 - e) creating a positive and coherent identity that residents and local communities can identify with. - *Lastly, the residents of the dwelling will be able to identify with the proposed development as it offers them cover within their private garden to further enjoy the amenities the dwelling has to offer.*

Amenity of Future Occupiers and Neighbours

- 6.10 Policy CS19, SPG2 – Residential Layout Guidelines (2020), and the Council's Householder Extensions/Alterations Design Guide (2021) all highlight the importance of safeguarding the amenity of neighbouring properties as well as the amenity of the future occupiers.

- 6.11 In terms of the amenity of future occupiers, this proposal will further increase the living space while improving the appearance of the rear garden. This proposal therefore improves the amenity.
- 6.12 In terms of the amenity of the neighbouring properties, the proposal will not cause any loss of day or sunlight, loss of privacy or create any additional noise, odours, or disturbance.
- 6.13 Furthermore, the proposal is in line with paragraphs 9, 11, and 13 of the Gravesham SPG2.
- 6.14 Paragraph 9 states that existing dwellings when extended should have the minimum areas for private amenity space. For Alanbrooke, that figure is 37.2sqm with a minimum depth of 7.6m.
- 6.15 As a result of the proposal open structure and lack of enclosure, the garden size does not decrease in terms of square footage, nor does it decrease the overall depth.
- 6.16 Therefore, the proposal is in line with the Residential Layout Guidelines.

7 Conclusions

- 7.1 As shown above, the proposed development is in line with all the relevant development policies on a local and national scale. The proposal will provide further amenity space for the residents of the 44 Alanbrooke whilst having no adverse effect on the character of the area as well as the neighbouring dwellings
- 7.2 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission is approved.