

Delegated Report

Householder Planning Application

Planning Application No: 20230128

Location: 13 Primrose Terrace Gravesend Kent DA12 1JN

Description: Erection of a part width single storey rear extension.

Applicant: Mrs Olivia Fulmyk

Site Visit Date: 09.03.23

Preliminary Matters

The agent was contacted on 29.03.23 due to a discrepancy between the proposed rear elevation measurement and proposed floor plan measurement and for confirmation of external materials. A revised plan was received on 05.04.23 to address these issues. As the revised plans did not show an increase to the proposed extension, reconsultation was unnecessary.

Submitted Documents/Plans

Application Form;
Block Plan – Existing and Proposed (received on 15.02.23) ;
Location plan (received on 15.02.23);
Drawing no. 2062 REV A – Elevations – Existing;
Drawing no. 2005 REV A – Floor plans – Existing;
Drawing no. 2062 REV D – REVISED Elevations – Proposed; and
Drawing no. 2062 REV C – Floor Plans – Proposed.

Superseded Plans

~~Drawing no. 2062 REV C – Elevations – Proposed.~~

Plan Note

The design and access statement and heritage statement is included on the proposed elevations drawing.

Procedural Matters

This property is covered by the Windmill Hill Conservation Area Article 4 Direction Ar/07/3. Article 4 Directions were introduced in an attempt to address unsympathetic alterations to dwellings that harm or erode the character of the area. This means planning permission is required for development that fronts the highway as specified within the Direction.

Relevant Planning History

No relevant history.

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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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 well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021)
- 19th Century Suburban Conservation Area Management Plan; and
- Windmill Hill Conservation Area Character Appraisal (2007).

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

GBC – Conservation Officer

No comments.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 09.03.23 and the application was publicised in the paper on 09.03.23. No representations were received and the overall consultation period expired on 31.03.23.

Officer's Analysis

13 Primrose Terrace is a two storey property located north east of South Hill Road and lies within the Windmill Hill Conservation Area. Access to the row of properties is primarily gained through the rear gardens via South Hill Road. It was noted when visiting the site that works were taking place. There does not appear to be any planning history in relation to these works, furthermore this application is for the single storey rear extension only.

Photo taken from Primrose Terrace



Photo taken from South Hill Road

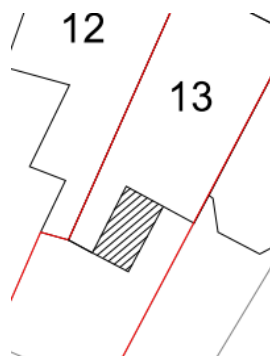


Proposed Development

This application proposes a part width single storey infill extension to create an enlarged kitchen area and wet room and would have the following dimensions:

- Height 2.92m
- Width 3.64m (at the widest point)
- Depth 3.55m

Proposed Block Plan indicating extension



Design, Character and Appearance and Impact on the Conservation Area

The site is located within the Windmill Hill Conservation Area and as such the principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Windmill Hill Conservation Area. As such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The extension is located to the rear of the property but would be partly visible from South Hill Road. As highlighted in the 19th Century Suburban Conservation Area Management Plan and Windmill Hill Conservation Area Character Appraisal (2007), 13 Primrose Terrace is identified as a key unlisted building, which are buildings that make a positive contribution to the special interest of the conservation area. As per the appraisal and management plan, there are existing unsympathetic alterations to the rear of Primrose Terrace that are highly visible from within the conservation area and *“the backs of these buildings are particularly unattractive due to a plethora of poor quality modern outbuildings, rubbish bins, parked cars, unkempt spaces, poor quality paving and boundaries, and a general air of neglect.”* As such, it is important that any extensions and alterations do not cause further harm.

As seen on site, the rear of the property has existing extensions with various external materials that have fallen into dilapidation over time:



The plans for this proposal show a reintroduction of some traditional features such as timber sash windows and doors along with parapet wall and coping stones. The walls will be constructed using smooth white rendered blockwork. Furthermore, the extension is considered subservient to the existing dwelling. Overall, the proposal will regulate the single storey projections of the property and this is considered to improve the appearance of the existing dwelling, street scene and therefore the conservation area.

As such, the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (LPCS) (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposed new room sizes comply with Gravesham's SPG 2 - Residential layout guidelines (RLG) (2020). In addition, the RLG (2020) sets out the minimum garden area and depth requirements post development. For this 3 bedroomed property, the garden area should be 60.00sqm and depth should be 10.00m. The proposed block plans show the resultant garden space would comply with the guidance. As such, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour representations were received in response to this application, however, the development has been assessed in terms of neighbouring amenity below.

In situ, and with regards to the modest scale and height of the extension, the proposal would not cause detrimental loss of light. In addition it would not cause a sense of enclosure or loss of outlook. Privacy would not pose an issue as the extension is single storey, and the window and door in the flank elevation will face an existing high level wall that runs between No.s 13 and 14 Primrose Terrace.

As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the proposed development would be unlikely to be impacted by this constraint.

Conclusion

The development is considered subservient to the existing dwelling and will use acceptable external materials. In addition, the reintroduction of some traditional features is considered to enhance the appearance of the conservation area. Moreover, the development protects the amenity of future occupiers and neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	6 th April 2023	Dated:	6th April 2023