



Delegated Report

Householder Planning Application

Planning Application No: 20231169

Location: 56A Lewis Road Istead Rise Gravesend Kent

Description: Erection of single storey front extension to form open entrance porch, replacement with existing tile hanging with render and render finish to existing brickwork.

Applicant: Mr & Mrs Lovell

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No 01A (Existing Plans and Elevations)
- Drawing No 02A (Proposed Plans and Elevations)
- Drawing No 05 (Proposed Block Plan)
- Drawing No 03 (Site Location Map)
- Drawing No 04 (Existing Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19830033	Outline application for erection of single storey dwelling	Permitted	14.03.1983

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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

- P3 – Vehicle Parking Standards

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

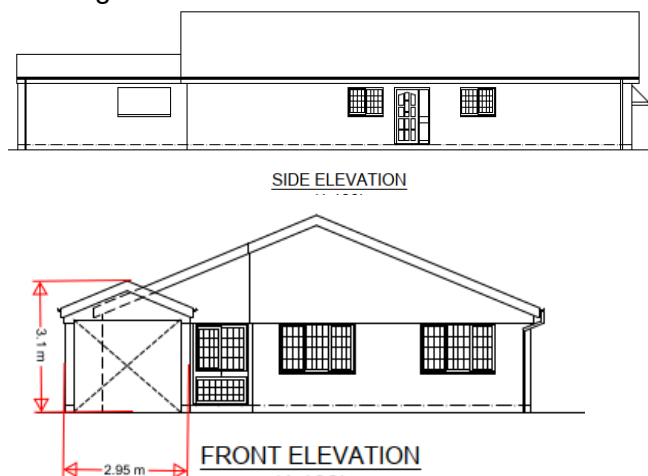
The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 18th December 2023 and one supporting comment was received.

Analysis

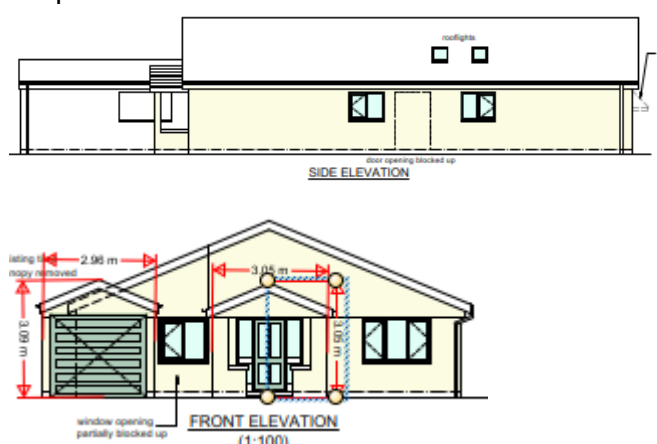
Proposal

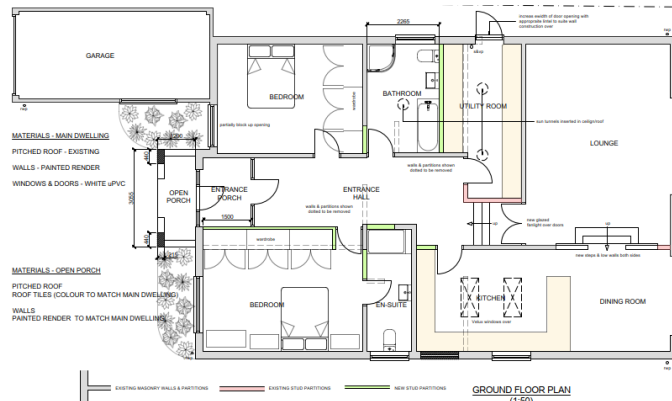
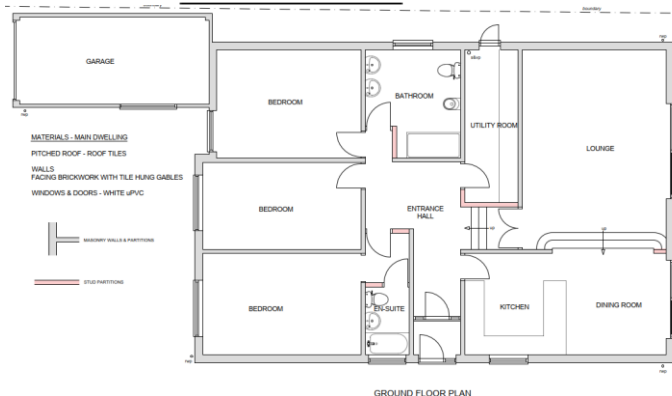
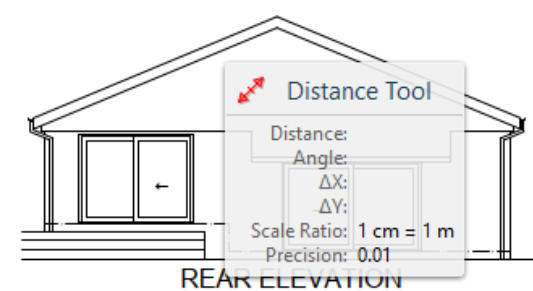
The proposal seeks the erection of single storey front extension to form open entrance porch replacement with existing tile hanging and render and a render finish to existing brickwork.

Existing



Proposed





Character and Appearance

The application property is a detached bungalow which was constructed circa 1983 in what was formerly known as the side garden of 56 Lewis Road. The property does not appear to have been previously extended and is constructed using red facing brick.

Part of the proposal seeks to render the walls which can be completed without the benefit of planning permission. Such works are common within the vicinity and provide a modernised look to older dwellings.

The proposal seeks to erect an open porch to the front of the property which will also mean the main entrance door will be relocated from the side of the dwelling to the front. The proposed porch is acceptably designed with materials to match the host dwelling. The dual pitch roof compliments the house and its siting provides a more symmetrical appearance to the dwelling.

The proposal will result in the loss of a bedroom due to the relocation of the entrance door to the property and some alterations to the existing fenestration. The proposal also shows the introduction of roof lights in the roof slope, this will increase light levels received in the property and will not be visible from a public vantage point.

The proposal also seeks to remove a canopy to the rear of the property which again will allow for more lights into the living area. The proposed alterations are minimal and are compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there is sufficient garden space, the property will see a reduction in the number of bedrooms and so the garden space will be generous in line with the Council's adopted standards.

The proposal adequately safeguards the amenity of future occupiers In line with SPG2 – Residential Layout Guidelines 2020 and CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

Due to the nature of the alterations the proposal will not impact any of the adjoining neighbour's amenities. The front porch is located to the front and is centralised and is not liable to impact light or outlook levels enjoyed by No's 56 and 58 Lewis Road.

The proposal adequately safeguards the amenity of neighbouring properties In line with SPG2 – Residential Layout Guidelines 2020 and CS19 Local Plan Core Strategy 2014.

Parking and Highways

The proposal will not impact any of the existing parking arrangements as the garage will remain. The proposal is therefore in accordance with KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and 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:	04.01.2024	Dated:	4th January 2024