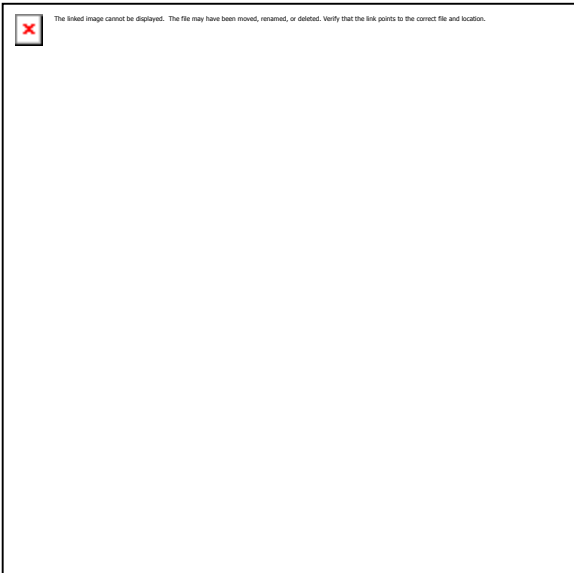




Delegated Report

Householder Planning Application

Planning Application No: 20220861

Location: 2 Wykeham Close Gravesend Kent DA12 4QL

Description: Erection of a front porch

Applicant: Mr Reg Peterson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Drawing No: W006 (Proposed Plans)
- Drawing No: W007 (Block Plan Proposed)
- Drawing No: W005 (Existing Plans)
- Drawing No: W001 (Existing Front Elevation)
- Drawing No: W002 (Existing Side Elevations)
- Drawing No: W004 (Proposed Side Elevations)
- Site Location Map
- Drawing No: W003 (Proposed Front Elevation)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20110061	Conversion of existing integral garage into a playroom/guest room.	Permitted	11.04.2011
19930592	Erection of 81 no detached dwellings with associated garaging comprising of 62 no two storey houses 5 no chalet bungalows and construction of estate roads in	Permitted	04.03.1994

	substitution of part of the development in the south-west of the site previously permitted under ref GR 87/0788.		
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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 (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to three surrounding properties. The consultation period expired on 16th September 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a front porch, the porch will project 1.2m from the front elevation and span 2.4m and have an overall height of 3.1m. The porch roof will comprise a dual pitch and will include a window and door in the front elevation and a further window in the south eastern elevation.

Character and Appearance

The application site is a two storey detached house in use as a single family dwelling. The property has been previously extended and the integral garage has been converted into a habitable room.



The proposal seeks to erect a modest porch to the front of the property. As can be seen from google street view there are other porches within the vicinity and so the proposed would not be an out of character addition in the area.



The porch will be constructed using materials to match the host dwelling and is appropriately designed. SPD4 – Householder Alternations/Extensions guidance (2021) states that a porch should enhance the character of the dwelling and surroundings.

The proposal is deemed compliant with CS19 of the Local Plan Core Strategy and SPD4 – Householder Alternations/Extensions guidance (2021) states that a porch should enhance the character of the dwelling and surroundings.

Amenity of Future Occupiers

The proposal will not impact upon the amenities of the future occupiers of the property and so the proposal adequately safeguards future occupiers amenities.

Neighbouring Amenity

Due to the scale and central position of the porch it will not result in any harm to the amenities of neighbouring properties.

Parking and Highways

Post development there is still adequate parking on the front drive of the property and so there are no concerns in this regard.

Conclusion & Recommendation

The proposal has been fully considered and is deemed compliant with CS19 of the Local Plan Core strategy 2014 and SPD4 – Householder Alternations/Extensions guidance (2021) and so permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	29th September 2022	Dated:	29 September 2022