



Delegated Report

Householder Planning Application

Planning Application No: 20230338

Location: 91 Windmill Street Gravesend Kent DA12 1LH

Description: Expansion of existing first floor balcony at the rear of the property with installation of spiral staircase with cast iron balustrades.

Applicant: Ms Gudrun Young

Submitted Documents/Plans

- Application form;
- Drawing no. 108.(3).0.022 – Existing Block Plan;
- Drawing no. 108 (3).0.001 - Existing Site Location Plan;
- Existing Terrace Drawing (no drawing number);
- Drawing no. 108 (3).0.200 – Existing Rear & Side Elevations;
- Drawing no. 108 (3).0.202 – Existing Front Elevation;
- Drawing no. 108.(3).2.002 – Proposed Block Plan;
- Drawing no. 108 (3).1.200 – Proposed Rear & Side Elevations;
- Drawing no. 108 (3).1.205 – Proposed Terrace;
- Drawing no. 108 (3).1.210 – Proposed Terrace;
- Drawing no. 108 (3).2.900 – Proposed Second Floor Plan. Fire Strategy;
- Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20161138	Construction of a new bay window at lower ground floor level, replacement balcony at ground floor level and erection of an external stair case from ground floor level balcony to rear garden.	Refused	22.02.2017

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 and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

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.

Other material considerations

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

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and 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;
- Windmill Hill Conservation Area Character Appraisal (2007);
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009).

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

8 surrounding properties were consulted plus site and press notices with an overall expiry date of 19.05.2023 – no responses received.

Officer's Analysis

The application site consists of a detached dwelling situated on the western side of Windmill Street. It is situated in the Windmill Hill Conservation Area.

The proposal is for expansion of the existing first floor balcony at the rear of the property with installation of spiral staircase with cast iron balustrades.

The principle considerations in the assessment of the application are:

- Design, Character, Appearance and Heritage
- Impact on Neighbouring Amenities;

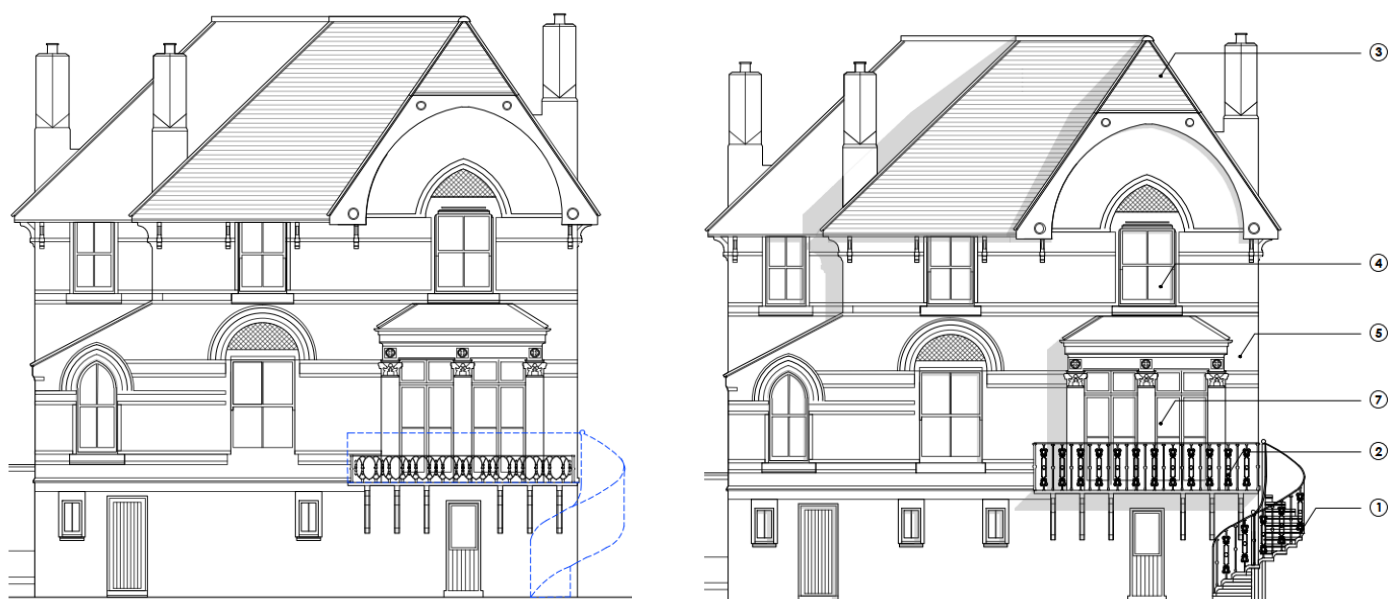
Design, Character, Appearance and Heritage

The existing balcony extends across the first floor bay window on the rear elevation. The proposal is to enlarge this balcony and construct a staircase to provide access down to garden level. The existing balcony is 10.1m, 0.96m in depth and 1.32m in height. The proposed balcony would be the same width, 1.8m in depth and 2.3m in height with decorative railings in a different design to the existing. The spiral staircase to the side would have the same decorative railing design. Overall the balcony and staircase is well designed and would respect the character and appearance of the dwelling. Due to the location of the development at the rear of the dwelling there would be no impact on the Windmill Hill Conservation Area and its character and appearance would therefore be preserved. However, as stated the decorative railings are considered of good design and they would be in made of cast iron. In respect of design, character, appearance and heritage the proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Neighbouring Amenity

As stated, the existing balcony is 10.1m in width, 0.96m in depth and 1.32m in height. The proposed balcony would be the same width as existing, 1.8m in depth and 2.3m in height with decorative railings surrounding the balcony. The spiral staircase would be attached to the side and provide access down to the garden. The proposed balcony would be 840mm greater in depth. The existing and proposed balconies are as follows:

Existing & Proposed Rear Elevations

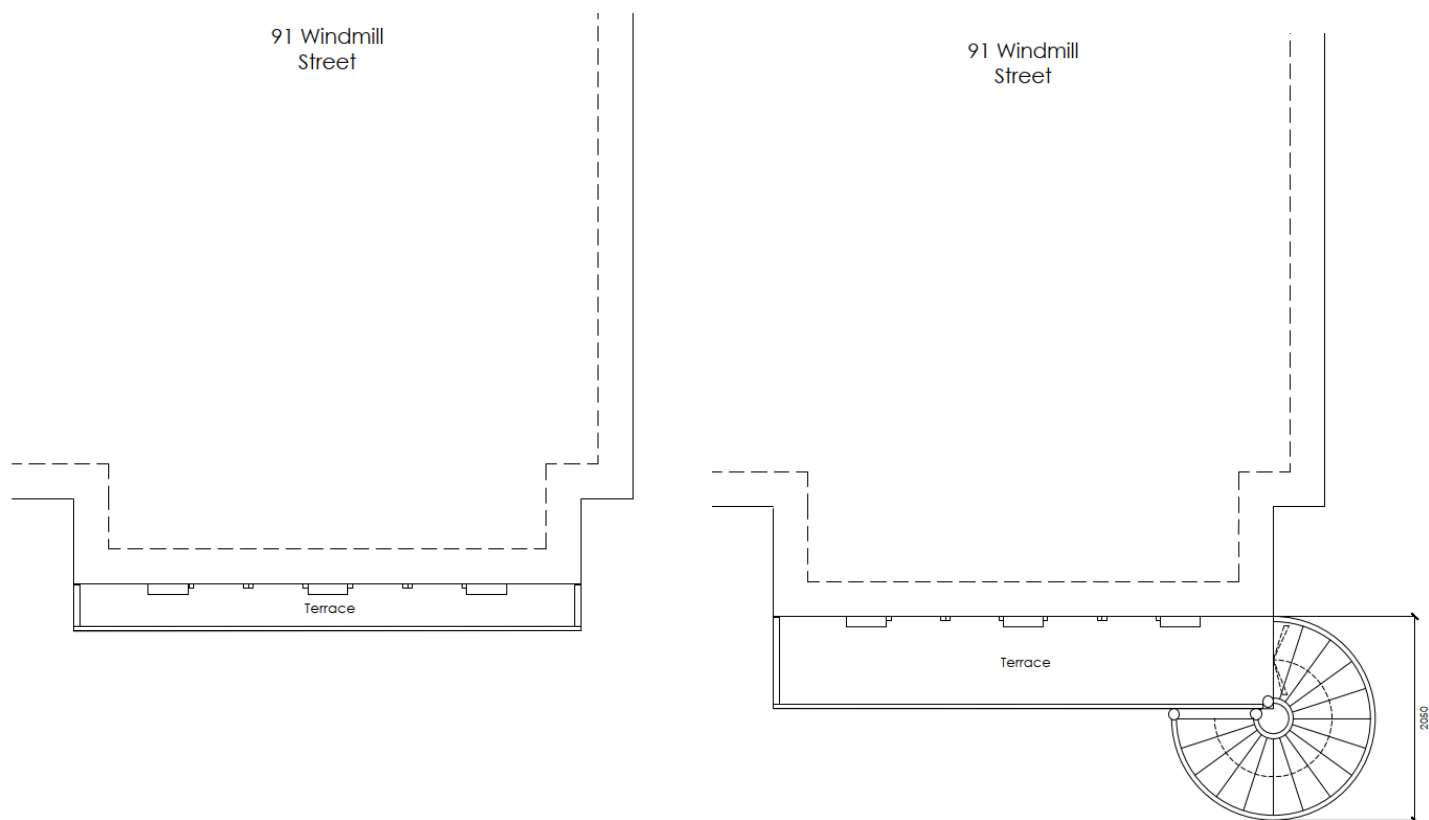


Existing & Proposed Side Elevations

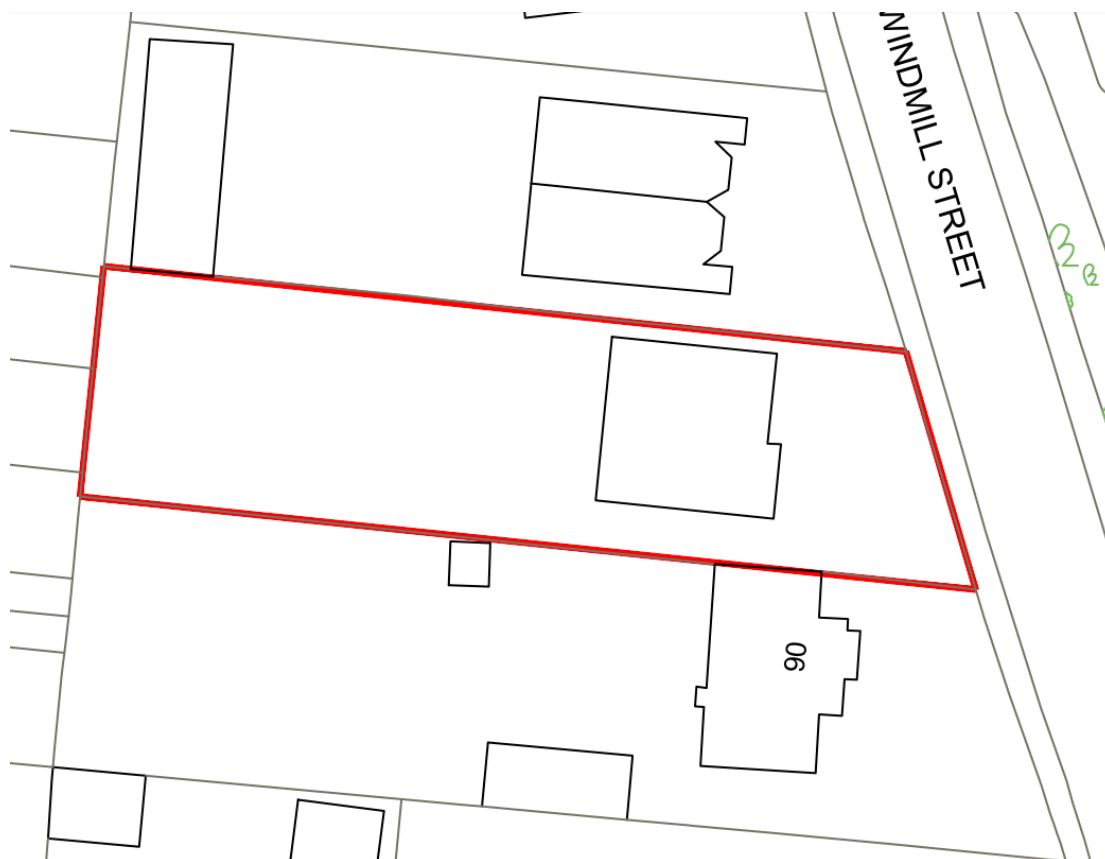




Existing & Proposed Floor Plans



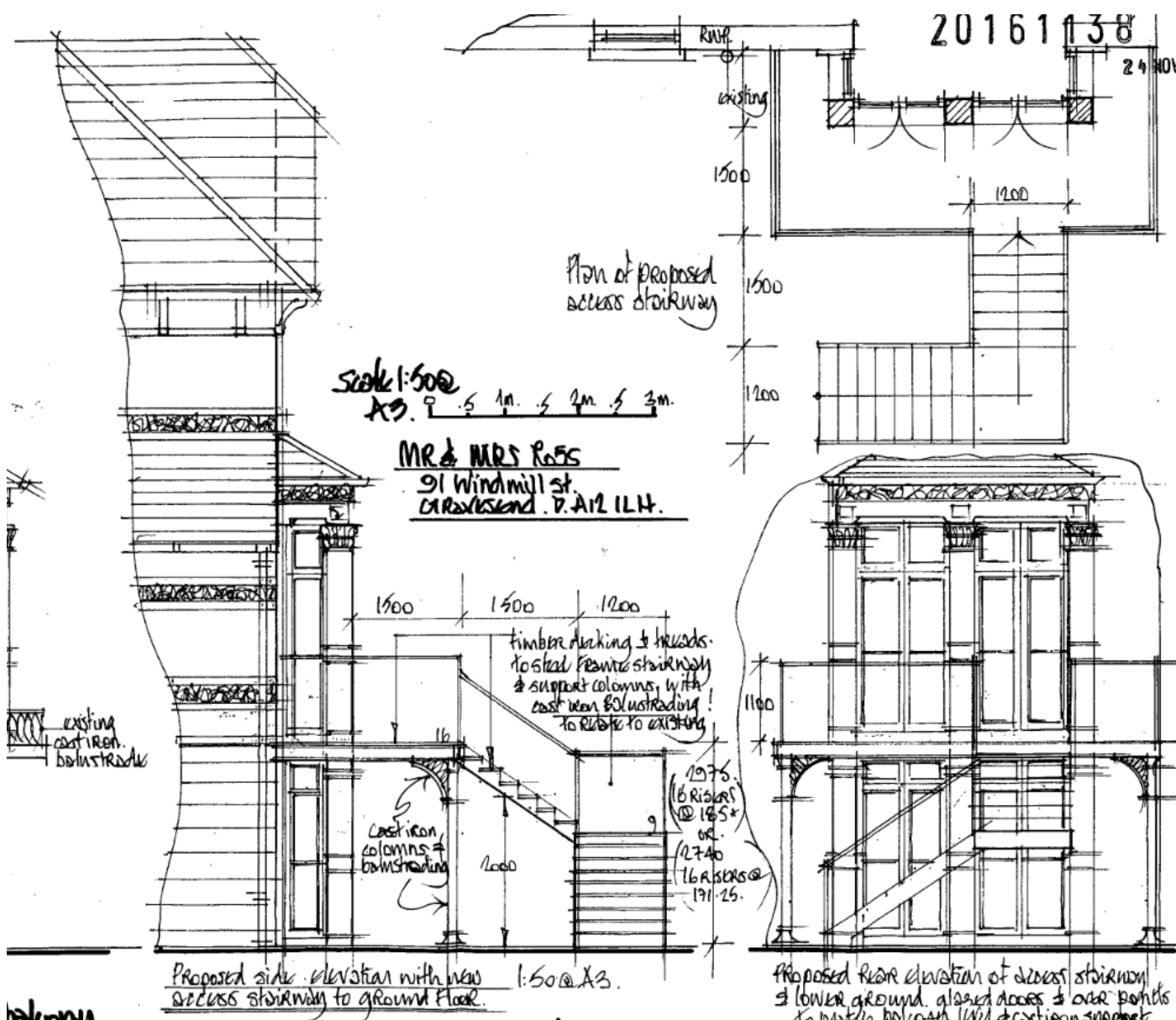
There are two neighbouring properties, no. 90 to the south and no. 92 to the north. The layout of these properties is shown below:



No. 90 Windmill Street is set further forward than the application property (by some 9.3m). There would therefore be no opportunity for any overlooking of any windows in no. 90 or the private garden area (first 5m from rear elevation of dwelling). Therefore, due to this the proposed enlarged balcony would not have impact on the amenity of no. 90 in respect of any overlooking.

No. 92 Windmill Street is set further back from the application property (by some 7m). Again due to no. 92 being set much further back there would also not be the opportunity of any overlooking any windows or the private garden area over and above what can currently take place from the existing balcony. As such it is considered there would be no material harm caused to the amenity of occupiers of no. 92.

It is noted there is a previous refusal (ref. 20161138) which was for 'Construction of a new bay window at lower ground floor level, replacement balcony at ground floor level and erection of an external stair case from ground floor level balcony to rear garden which was refused due to overlooking to no. 92 Windmill Street. The proposal was as follows:



As can be seen this balcony was much larger than is currently proposed. It is considered the one proposed in this current application is much smaller in size and due to the fact that the existing balcony can be stood on already and it is not an actual Juliet balcony, that the existing balcony would only be increased by a

modest amount and that due to the staggered nature of the application property and its neighbours to the north and south meaning there would be no actual overlooking over and above to either neighbour in terms of windows or their private rear garden area from what can currently take place from the existing balcony. As such it is considered on balance that the proposed enlargement of the existing balcony with a new staircase is considered to be acceptable and would not cause any material harm to the amenity of neighbouring properties and in respect of this matter the proposal is therefore compliant with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal, on balance, is considered to be acceptable in respect of design, character and appearance, would preserve the character and appearance of the Windmill Hill Conservation Area and would not cause any material harm to neighbouring amenity over and above the existing balcony. As such the proposal is considered to be compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th June 2023	Dated:	13th June 2023