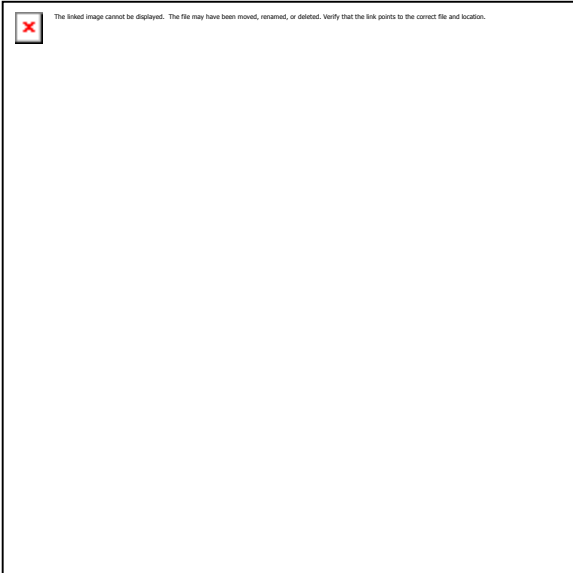




Delegated Report

Householder Planning Application

Planning Application No: 20211544

Location: 135 Whinfell Way Gravesend Kent DA12 4RZ

Description: Erection of a single storey front extension to form an entrance porch.

Applicant: Mr And Mrs White

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- ~~Application Form Received 16/12/2021;~~
- Application Form Received 23/02/2022
- Drawing No: 04A (Existing/Proposed Block Plans) Received 16/12/2021;
- Drawing No: 01A (Existing Front Plan and Elevation) Received 16/12/2021;
- Drawing No: 02 (Proposed Front Plan and Elevation) Received 16/12/2021; and
- Drawing No: 03A (Site Location Map) Received 16/12/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
19760626	Erection of a single storey kitchen and lounge extension at rear	Permitted	16.09.1976

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

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

Neighbouring properties

The application was advertised by way of letter to Seven Surrounding properties. The consultation period expired on 17th March 2022. No comments were received.

Analysis

Proposal

The proposal seeks the erection of a front porch which will project 1.5m and span 2.45. The porch will be finished with a pitched roof which will be hipped on the sides with an overall height of approx. 3.4m. The porch will include windows in the side elevation and the access door to the house will be in the front elevation.

Character and Appearance

The application site is a mid-terrace house in use as a single family dwelling. The property has been previously extended by way of a single storey extension to the rear.

The proposal seeks to erect a front porch which will measure approx. 3.6sqm. The porch will be constructed using materials to match the host dwelling. The porch is modest in scale and the adjoining property has a porch which is of a similar scale and size so this is not an untoward addition in the area.

It is also noted that some of the porch will overhang into the boundary of Signed and submitted a certificate B to the local authority.

The proposal complies with CS19 of the Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal adequately safeguards the amenity of future occupiers.

Neighbouring Amenity

Due to its modest scale and nature of use the proposed porch is not considered to impact the amenity of neighbouring properties. Furthermore a slightly smaller porch could be constructed under PD rules.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7 th April 2022	Dated:	8th April 2022