

Delegated Report

Householder Planning Application

Planning Application No: 20250118

Location: 18 The Grove Gravesend Kent DA12 1DX

Description: Retention of a canopy on the side elevation.

Applicant: Mr Tajinder Pal Singh

Site Visit Date: Desktop

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Drawing no. DKM/7322/04 Rev. 01 – Existing & Proposed GA's & Elevations for Covered Area;
- Drawing no. DKM/7322/03 Rev. 02 – Proposed Block Plan;
- Drawing no. DKM/7322/02 Rev. 01 – Existing Block Plan;
- Drawing no. DKM/7322/01 Rev. 01 – Location Plan;
- Aerial photo.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

No response from:

- Ward Councillors

Neighbouring properties

8 surrounding properties were consulted with an overall expiry date of 11.03.2025 – two responses received (objections) the comments of which can be summarised as follows:

- The proposed canopy structure presents a significant fire hazard;
- The proposed structure would obstruct access to their roof, hindering their ability to carry out necessary repair;
- The lack of a proper guttering system associated with the structure raises concerns about water drainage;
- The proposed structure would detract from the visual character of the surrounding area.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the eastern side of The Grove:



The proposal is for retention of a canopy on the side elevation with a timber structure and polycarbonate roof. The canopy has been begun but not completed - works have stopped following the involvement of the Local Planning Authority requesting either the removal of the canopy or an application for its retention.

The proposed canopy would be located down the whole of the side of the main part of the dwelling and extend alongside part of the out-rigger at the rear.

The existing and proposed plans are as follows:

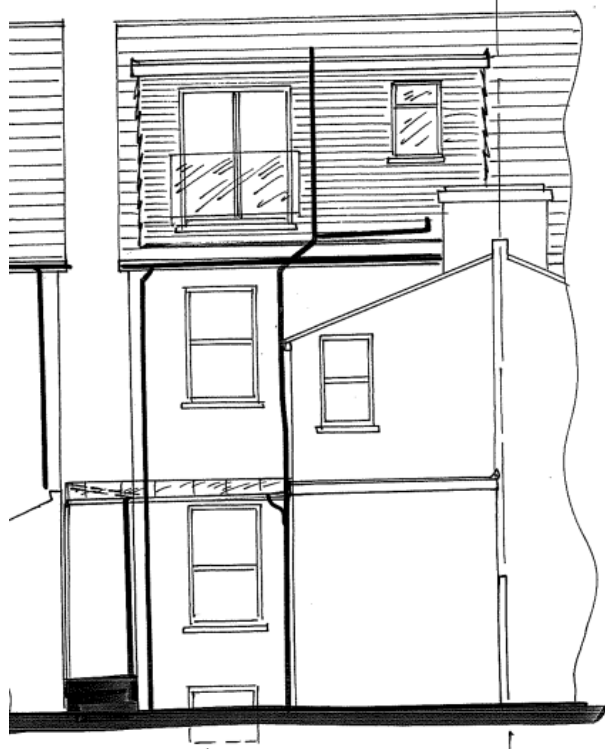


The existing and proposed elevations are as follows:





EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION
(NO CHANGE)

The principle considerations in the assessment of the application are:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity

Design, Character and Appearance

The canopy would extend down the side elevation of the main part of the dwelling and part of the two storey out-rigger, the overall depth would be 13m. The part extending from the main part of the dwelling would be 800mm in width and the part extending from the out-rigger would be 3.2m in width. The height would be 2.7m at the front, with the highest point being 3.1m in the centre from the ground level which lowers and then 3m at the rear; it would be a timber frame with polycarbonate roof. The structure would be of large depth and would extend out from the side of the dwelling. However, due to the existing gate on the front of the side passage, the proposed canopy would not be highly visible from the streetscene. The canopy is a basic structure with little design finesse or quality materials particularly with regards the roof. However, given it would be situated behind the existing gate with very limited visibility from The Grove, the canopy would not impact on the character of the dwelling or the streetscene. In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The proposal does not impact on the garden size or depth of the dwelling. In respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The canopy would be located against the flank elevation of the neighbouring dwelling at no. 19 The Grove and its two storey out-rigger where there are no windows in that elevation. Due to this large expanse of flank elevation there would be no impact on the amenity of no. 19.

Comments have been made as a result of publicity regarding fire safety risk and water drainage issues – these are matters for the building regulations not planning legislation. Matters of access for repairs would be a civil matter.

Any Other Material Planning Considerations

None.

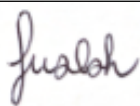
Conclusion

The proposal is acceptable in respect of design, character and appearance and occupier and neighbouring amenity. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	2nd April 2025	Dated:	03 April 2025