



Delegated Report

Householder Planning Application

Planning Application No: 20230810

Location: 6 The Avenue Gravesend Kent DA11 0NA

Description: Erection of a single storey wrap around rear extension with a timber pergola, incorporating 3no. roof lights on extension roof. Installation of 4no. solar panels in the rear roof slope and 4no solar panels in the front roof slope.

Applicant: Mrs Mollie Luckhurst

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement with Heritage Statement;
Drawing No. 23-009-LMBP – Block Plan as Proposed with Site Location Plan;
Drawing No. 23-009-LMBP – Block Plan as Existing; and
Drawing No. 23-009-EPPE Rev B – Elevations and Floor Plans as Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220387	Erection of a single-storey extension to the existing outbuilding.	Permitted	25.05.2022
20220386	Amendment to the previously approved application 20210743 to allow an extension of a further 1.5 metres at the rear, changes to the rear elevation and the addition of solar panels.	Permitted	25.05.2022
20210743	Demolition of existing garage and erection of part three and part single storey rear extension.	Permitted	15.11.2021

Preliminary Matters

The property is covered by the pelham Road and The Avenue Conservation Area Article 4 Direction Ar/08/2. Article 4 Directions were introduced in order to address unsympathetic alterations to dwellings that harm or erode the character of the area.

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
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places
- Section – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021);
- 19th Century Suburban Conservation Area Management Plan; and
- Pelham Road and The Avenue Conservation Area Appraisal (2009).

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

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments received.

GBC – Conservation Officer

No comments received.

GBC – Highways Officer

There are no highway implications, the number of bedrooms remains constant and all works are at the rear of the property.

Neighbouring properties

12 surrounding properties were consulted, a site notice was displayed on 09.08.23 and the application was

publicised in the paper. The overall consultation period expired on 20.10.2023 and no responses were received.

Officer's Analysis

Site Description

6 The Avenue is a two storey semi-detached property located within the Pelham Road and The Avenue Conservation Area.

Google aerial image

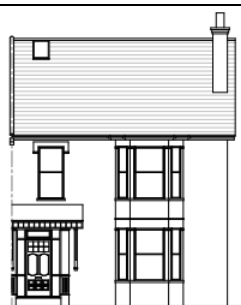


This application proposes the erection of a single storey wrap around rear extension incorporating 3no. roof lights within the extension roof, with the construction of an attached timber pergola. In addition, the installation of 4no. solar panels in the rear roof slope and 4no solar panels in the front roof slope is proposed.

Proposed Development

The development would create space for internal layout changes, a new utility/store room and an open plan living/kitchen/dining area. The existing playroom would be lost as a result of the proposal. The plans and documents do not specify the proposed use of the pergola.

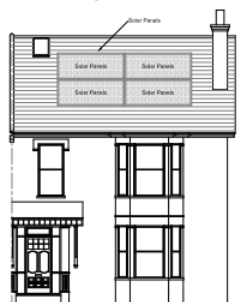
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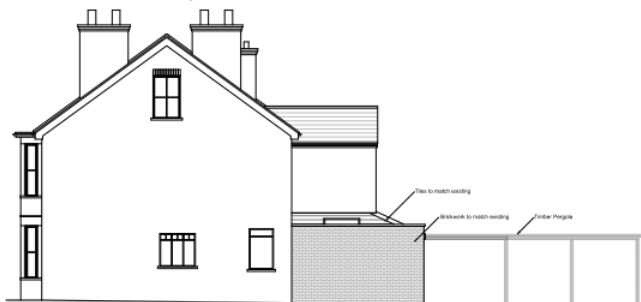
Existing Front Elevation



Existing Side Elevation



Proposed Front Elevation



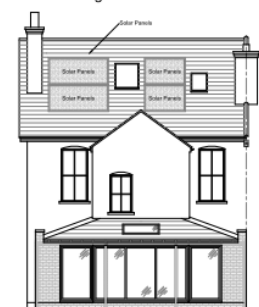
Proposed Side Elevation



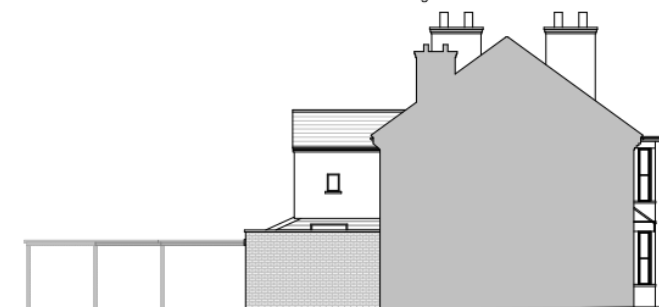
Existing Rear Elevation



Existing Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

The (maximum) dimensions of the development are as follows:

Single storey rear wraparound extension	Pergola
• Height 3.40m • Height of parapet wall 2.94m • Depth 4.92m • Width 7.74m	• Height 2.56m • Depth 8.08m • Width 7.66m

Impact on the Conservation Area and, Design, Character and Appearance

The site is located within the Pelham Road and The Avenue Conservation Area and as such the principle

issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Pelham Road and The Avenue Road Conservation Area. As such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant as well as Section 16 of the National Planning Policy Framework (2023). These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD) (2021) sets out the key principles for development of the home. The Design SPD (2021) highlights the importance of new development respecting the original character of the existing dwelling, ensuring it does not dominate the original property and that it has no adverse impact on neighbouring properties or the character and appearance of the local area.

Single storey wraparound extension

The proposed single storey rear extension would be in juxtaposition to the existing two storey projection and presents as an awkward attachment to the outrigger. However, the materials would match the existing and the pitched roof form has been designed sympathetically, which is desirable. On balance, with consideration to what has been approved previously on site, the proposal is acceptable. In addition, in situ, the extension would not impact the street scene or character and appearance of the conservation area.

Pergola

The proposed pergola is attached to the rear wall of the proposed extension to the dwelling and would be constructed using timber. This would form an unsuitable extension to the dwelling in terms of proposed materials, overall scale and the existing character of the dwelling. It is clear that the extent of development proposed is excessive and would take up a vast area of space within the rear garden.

Solar Panels

Gravesham's Householder Design Guide (2021) states; '*solar panels should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area*'. Although solar panels are considered beneficial and a source of renewable energy, careful consideration has to be made to the siting of the equipment in order to minimise the impact on the appearance of the property and surrounding area. Of particular importance here is the site's conservation area setting. As highlighted within the delegated report for application 20220386, the addition of solar panels to the rear would be *an acceptable addition as this is not visible from the main streetscape and does not harm the character of the conservation area*. However, this application proposes that some of the solar panels will be situated on the roof slope fronting the highway. This would be highly visible from the public vantage point, to the detriment of the character and appearance of the dwelling, conservation area and rhythm of the roofscape.

Overall, the proposed development is considered to fail to accord with Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). Furthermore, the development is not in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy

TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth and the proposed development is considered to provide acceptable room sizes and garden space to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation process. However, neighbouring amenity in terms of impact on light, privacy, outlook and sense of enclosure shall be considered below.

In situ, it is considered that that would not be a detrimental impact on neighbouring amenity as a result of the development. No windows are proposed within the flank elevations of the extension, the pergola is shown as an open structure and the height of the extension along the shared boundary with No. 8 The Avenue, is not excessive or dissimilar to the parapet wall of approved application 20210743. Furthermore, there is no detrimental impact on No. 4 The Avenue by virtue of the gap between the properties.

Therefore, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

There are no highways or parking concerns that arise as a part of this proposal as per Gravesham's Highways Officer's comments.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Historic Landfill

The site is situated within two historic landfill site buffer zones. If the Local Planning Authority were looking to permit the development, then an appropriate watching brief condition could be added to the decision notice.

Conclusion

The application has been fully considered and fails to accord with local and national planning policy.

The pergola is attached to the rear wall of the dwelling and as such, would form an unsuitable extension to the dwelling in terms of materials, overall scale and the existing character of the dwelling. In addition, the proposed solar panels would be situated on the roof slope fronting a highway. This would be highly visible from the public vantage point to the detriment of the character and appearance of the dwelling,

conservation area and rhythm of the roofscape, and would fail to make a positive contribution to the conservation area.

Overall, the proposed development is considered to fail to accord with Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). Furthermore, the development is not in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Section 16 of the National Planning Policy Framework (2023).

Recommendation

Refusal.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23rd October 2023	Dated:	23rd October 2023