

Delegated Report

Householder Planning Application

Planning Application No: 20240720

Location: 55 South Hill Road Gravesend Kent DA12 1JZ

Description: Erection of a single storey rear extension and alterations to fenestration.

Applicant: Mr Frazer Day

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 04/08/2024;
Drawing Number D04 (Elevations – Existing);
Drawing Number D01 (OS Plan and Block Plan – Existing and Proposed);
Drawing Number D05 (Elevations – Proposed);
Drawing Number D03 (Floor Plans – Proposed);
Drawing Number D02 (Floor Plans – Existing);
Supplementary Information – Planning Statement;
Supplementary Information – Heritage Statement; and
Supplementary Information – Pre Application Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20140817	Extension and alterations to the existing garages to form a self-contained two bedroom dwelling.	Permitted	06.11.2014
19820238	Erection of two storey front and side extension to form porch and garage at ground floor level with two bedrooms at first floor level	Permitted	09.06.1982

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)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- 19th Century Suburban Conservation Areas Management Plan;
- and
- Windmill Hill Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

GBC Conservations Officer – No comments received

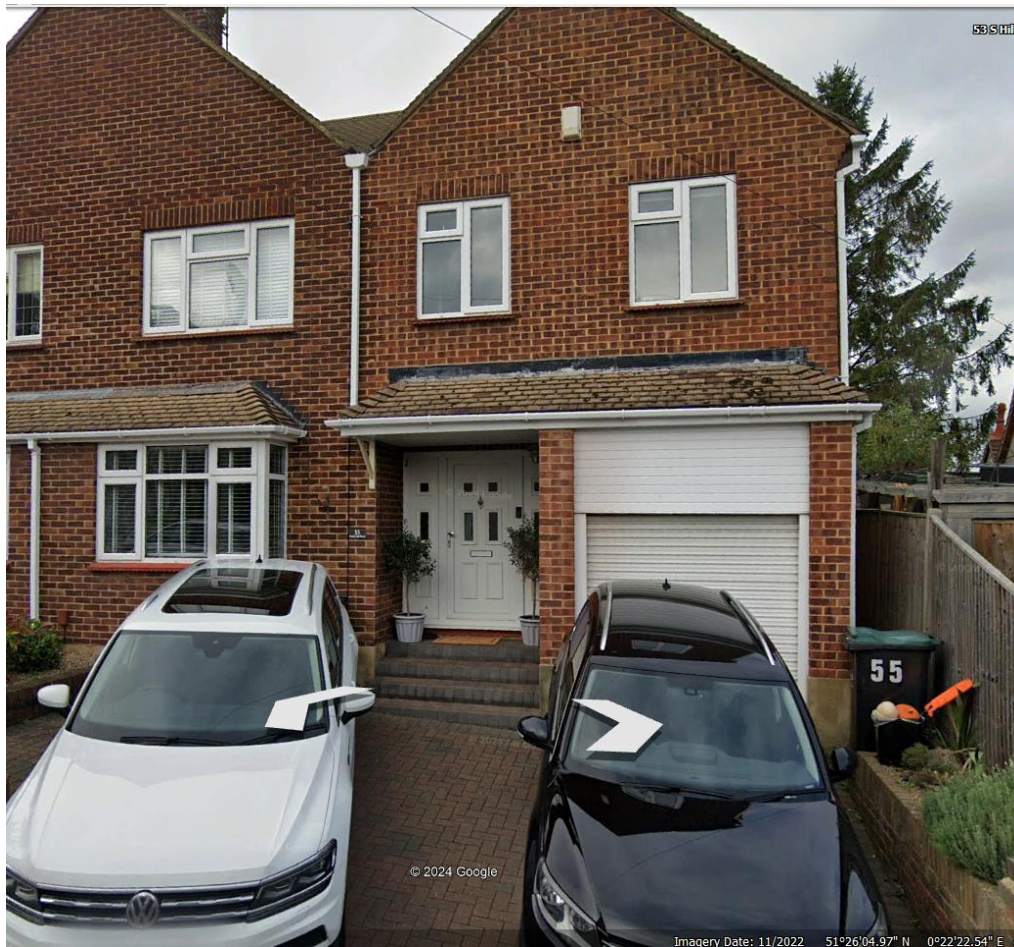
Neighbouring properties

4 surrounding properties were consulted, a site notice was displayed on 20th August 2024 and within the Kent Messenger on 23rd August 2024. No responses were received and the consultation expired on 13th September 2024.

Officer's Analysis

Design, Character and Appearance

55 South Hill Road is a two storey semi detached dwellinghouse located on the northern side of the highway and within the Windmill Hill Conservation Area. The property is block paved to the frontage to provide off road vehicular parking.



The application proposes the erection of a single storey rear extension and changes to the existing external fenestration.

The proposed extension will have a pitched roof with a maximum height of 3.53m and an eaves height of 2.55m. It will extend beyond the rear wall by 3.52m with a width of 3.5m.

The extension will create space for a and dining area. There will be 2 no roof lights, a window to the rear elevation and bi-fold doors to the flank elevation leading to the rear garden.

The application also proposes changes to the lower rear elevation by way of replacing the existing brick finish with a rendered finish.

The application site is located in the Windmill Hill Conservation Area and 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. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposed outbuilding is located to the rear of the property, and would not be visible from a public vantage point. Whilst the application does propose changes to the existing external materials, they are not considered to be detrimental to the host dwelling or the surrounding area. A such, the application is not considered to have a detrimental effect on the character and appearance of the Conservation Area.

Overall, the proposed extension is not excessive in size or bulk, is constructed using appropriate materials and is not visible from any public vantage point. Therefore, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building or the surrounding conservation area. Therefore, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3

of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Gravesham's Residential Layout Guidelines state that the garden space for a property with three bedrooms should have a minimum useable area of 60m².

Post development, the garden has an approx. area of approx. 42.84msq:



However, whilst the area is below that of the recommended guidelines, the application does not look to increase the amount of bedrooms at the property and a similar proposal may be possible under permitted development. Therefore, on balance it would be unreasonable to refused the application on these grounds alone.

As such the proposal accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The development will not have any detrimental impact on the amenity of neighbouring properties in terms of overlooking, outlook or sense of enclosure.

Whilst the application does introduce bi-fold doors to the flank elevation, due to the existing outbuildings and boundary treatments, it is not considered to have a detrimental effect on neighbouring privacy.

As such, the proposed development is considered to safeguard the amenity of the neighbouring and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023). No neighbour representations have been received

Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Windmill Hill Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	2nd October 2024	Dated:	4th October 2024