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20 Admirals Walk Chatham Kent ME5 8NL

Our ref: 22145-02

Planning Department
Gravesham Borough Council,
Civic Centre,
Gravesend,
Kent.
DA12 1AU

23rd January 2023

Planning Statement

Proposal: Retention the porch at the front

Location: 55 Mitchell Avenue, Northfleet, Gravesend, Kent. DA11 8AU

The following Local Plan Policies have been taken into account:

Policy H0

The Borough Council will make provision for:-

- (i) *Sufficient housing to meet the requirements of the Approved Kent Structure Plan and will restrain housing development on "fresh land", in order to protect the Metropolitan Green Belt and the countryside.*
- (ii) *A range of house types including affordable housing, to meet the needs of all sections of the community.*
- (iii) *The improvement and modernisation of the existing housing stock and the local environment within which it is situated.*

H0(i)-(iii) does not apply.

Policy H1

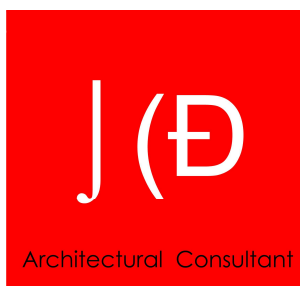
In the "Housing Areas" indicated on the Proposals Map, the Borough Council will seek to consolidate and enhance the residential character and will resist the change of use of premises or new developments which would be detrimental to amenity. In this connection:-

- (i) *Proposals for community facilities which serve the Housing Area will be considered on their individual merits as regards this policy.*
- (ii) *Proposals for the introduction of small-scale new businesses and the expansion of existing businesses in Housing Areas will be considered in the light of Government advice appertaining at the time. However, the integrity of the Housing Area will always be the paramount consideration.*
- (iii) *The widespread demolition of existing housing in Housing Areas will not normally be permitted but this will not be taken to exclude proposals which involve small-scale redevelopment, where this would be acceptable and beneficial to the residential environment.*
- (iv) *Proposals for such redevelopment will be considered in relation to Policy H3.*

H1 (i)-(iv) does not apply.

Policy H2

In considering proposals for residential development, whether for new development or for the conversion of existing buildings, the Borough Council will have regard to its adopted Residential Layout Guidelines, the Kent Design Guide, the importance of minimising the opportunities for crime and the special requirements of disabled people.



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H2 does not apply.

Policy H3

In respect of proposals for infill, rear garden or backland development and also for the redevelopment of sites within housing areas, while all proposals will be considered on their merits, the Borough Council will have regard to the Statements of Housing Types and Area Character and to the Residential Layout Guidelines and will seek to protect the essential character of that area.

H3 does not apply.

Policy H4

Proposals which will result in the improvement and maintenance of the existing housing stock will be acceptable in principle, particularly in the older established housing areas.

H4 does not apply.

Policy H5

In considering proposals for the conversion of existing properties to provide flats, maisonettes, bedsitters, hostels, homes and other forms of multiple occupancy, the Borough Council will have regard to the following criteria:-

- (i) *The building shall be in an appropriate area for conversion to flats, maisonettes, bedsitters and multiple occupancy. Unless there are special or overriding circumstances, conversions will not normally be permitted in an area comprised for the most part of single family dwellings. Conversely, conversions will not normally be permitted in areas which are environmentally unsuitable for young families and which already demonstrate a predominance of multiple occupation.*
- (ii) *The building shall be of such a size and arrangement as to be generally unsuitable for single family occupation.*
- (iii) *The proposal shall have regard to the Borough Council's Residential Layout Guidelines, as set out in supplementary planning guidance.*
- (iv) *The adopted Vehicle Parking Standards must be achieved wherever feasible.*

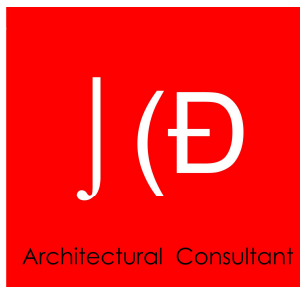
H5 does not apply.

Policy H6

The Borough Council will in principle support proposals in appropriate locations by Housing Associations, the private sector and other organisations which incorporate:-

- (i) *A proportion of dwellings which will be suitable for and affordable by those on low incomes, whether for rent or for purchase. In particular, when considering schemes for development on larger sites (in excess of one acre), the Borough Council will encourage developers to incorporate such proposals wherever possible.*
- (ii) *Provision for meeting special housing needs for those who by reason of age, infirmity or disability have special requirements for location and dwelling design. The Borough Council is especially keen to encourage such developments in Central Gravesend, the Perry Street area of Northfleet and in the rural area, particularly Meopham and Higham.*
- (iii) *With regard to proposals for residential hostels and homes, whether by new build or by conversion, the Borough Council will take particular care to ensure that these do not cluster together and harm the overall character of the area.*

H6 does not apply.



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The Proposal & Impact

The proposal is to the retention of the unlawful porch at the front. Planning Enforcement Officer Ian Brown has been on-site visit (ref: 22/00208/EN), he is very pleased with the workmanship and asking the applicant to apply an application.

It is a facing brickwork finish, mono-pitched roofing with roof light, and 1No window facing the shared driveway. The structure is 2.9 metres in width and 1.6 metres in depth. The height is 2.9 metres to the eaves & 3.4 metres to the highest part of the roof from the ground level.

They mistakenly took the 3m² footprints measured internally instead of externally from Permitted Development Rights.

The applicant has spent lots of time and effort renovating the property since they moved in. All the work was finished with a high standard. Therefore, it would not significantly harm the area's character and appearance.



Fig 1. Photo to the front at an angle



Fig 2. Photo to the front at an angle



Fig 3. Photo to the front



Fig 4. Screenshot from Google Street View