



Delegated Report

Householder Planning Application

Planning Application No: 20221331

Location: 1 Harvest Lane Gravesend Kent DA11 7GU

Description: Retrospective application for a front porch

Applicant: Mr Tarlok Singh Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 15/12/2022;
Drawing Number D09 (OS Plan);
Drawing Number D08 (Block Plan);
Drawing Number D01 (Ground Floor Plan – Pre Existing);
Drawing Number D02 (Ground Floor Plan – Existing);
Drawing Number D07 (Side Elevations - Existing);
Drawing Number D05 (Elevations – Pre Existing);
Drawing Number D06 (Front and Rear Elevations - Existing);
Drawing Number D03 (Roof Plan- Pre Existing); and
Drawing Number D04 (Roof Plan – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20180041	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45 and being: 4 - compliance with outline plans, 6 - compliance with density/storey heights, 7 - levels, 8 - design code, 10 - compliance with space standards, 11 - sustainable energy measures, 14 - noise levels, 27 - northern road link, 28 - pedestrian/cycle access, 31 - design of roads etc., 32 - vehicle parking, 33 - electric cabling, 35 - cycle parking,	Approval of Details	23.07.2018

	39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures		
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Permitted	10.01.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward councillors – No responses

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period expired on 24th January 2023.

Officer's Analysis

Design, Character and Appearance

1 Harvest Lane is a detached property located on the Eastern side of the Highway. The frontage of the property is hard paved with some soft landscaping and paved side access for off road parking, leading to a

double garage.



The application looks to gain retrospective planning permission for a front porch.

The porch has a width of 2.42m and a projection of 2m. It is constructed with a pitched roof which measures a maximum height of 3.2m. There are two windows to the flank elevations and it is constructed using brick and tiles to match the original dwelling.

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application 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 places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The construction of the front porch does not detrimentally effect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling.

As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance to Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy.

The application therefore complies with the objectives of Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Parking and Highways

The proposals does not increase the number of bedrooms at the property and there is sufficient off-road parking; therefore no objections are raised on highways grounds.

Conclusion

The porch is not deemed to be excessive in size or bulk, has been constructed using appropriate materials and has no impact on the street scene. Therefore, the application 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 places) of the National Planning Policy Framework (NPPF) (2021).

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:	13th February 2023	Dated:	13th February 2023