



Delegated Report

Householder Planning Application

Planning Application No: 20230723

Location: 62 Britannia Drive Gravesend Kent DA12 4RR

Description: Repositioning of main entrance door

Applicant: Mr Ibrahim Mohammed

Site Visit Date: N/A photos provided

Submitted Documents/Plans

Application Form;
Drawing No. 395 – 020 – OS Plan and Block Plan;
Drawing No. 395 – 021 – Floor Plans – Existing and Proposed;
Drawing No. 395 – 022 – Elevations – Existing; and
Drawing No. 395 – 023 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230722	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.50 metres and eaves height of 2.90 metres.	Prior Approval Not Required	08.08.2023
19890682	Erection of single storey side extension to form cloakroom, utility room and wc.	Permitted	29.09.1989
19980006	Erection of two storey front extension to form porch at ground floor level with enlarged bedroom over.	Permitted	25.02.1998
19770438	Erection of single storey extension at rear to form dining room	Permitted	05.07.1977

Planning History Note

As of 11.08.23, another application for 62 Britannia Drive is Pending Decision (20230721 - Application for a Lawful Development Certificate in respect of the proposed hip to gable roof, loft conversion with rear dormer extension and insertion of roof lights). This does not affect the determination of this application.

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Four surrounding properties were consulted, no responses were received and the consultation period expired on 03.08.23.

Officer's Analysis

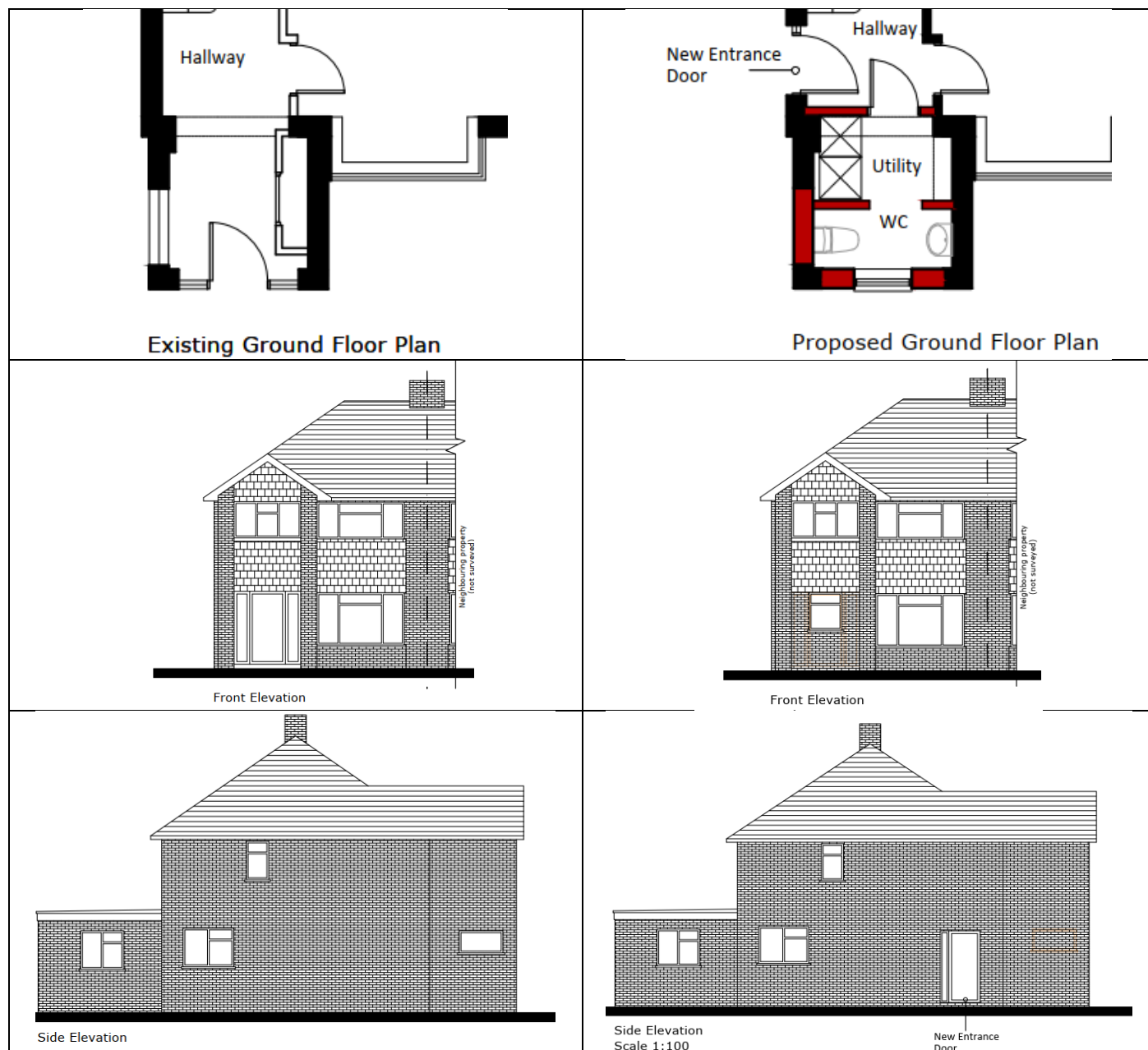
62 Britannia Drive is a two storey semi-detached property located north of the highway.



This application proposes the relocation of the front entrance door to the flank elevation, replacement window and removal of window in the flank elevation of the two-storey side extension.

Proposed Development

The development would create space for a utility room and WC. As well as repositioning the front door, this development would result in the loss of the window in the flank elevation of the two-storey front extension.



Design, Character and Appearance

The proposed external materials would match the existing dwelling, ensuring that there would be a good visual relationship between the existing dwelling and proposed development. It would be desirable for the new window to align better with the existing windows in terms of length and size. However the window would need to be conditioned to be obscure glazed as it is noted that it would serve a WC. As such, limiting the amount of obscure glazing in the front elevation is more desirable.

Overall, it is considered that the relocation of the door to the flank elevation of the dwelling would have a minimal impact on the character and appearance of the existing dwelling and surrounding area.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. As this proposal does not include any extensions or additional bedrooms, this has not been calculated. In addition, the RLG (2020) sets out expected room sizes and the WC complies with the requirements. Utility rooms are not specified, however 2.59sqm is considered to be sufficient space.

The proposed development is considered to provide acceptable room sizes to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received, however neighbouring amenity has been assessed below.

The proposal would not affect neighbouring amenity in terms of loss of light, privacy, outlook or cause a sense of enclosure and therefore is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).

Highways and Parking

There are no highways or parking concerns that arise as a result of this proposal. There is sufficient off-street parking available.

Conclusion

The relocation of the door to the flank elevation of the dwelling, replacement window, and removal of window in the flank elevation of the two storey side extension would have a minimal impact on the character and appearance of the existing dwelling and surrounding area. Furthermore, the development is considered to safeguard the amenity of future occupiers and would not harm the amenity of neighbouring properties.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	11th July 2023	Dated:	11 August 2023