

Delegated Report

Householder Planning Application

Planning Application No: 20230959

Location: 44 Thistledown Gravesend Kent DA12 5EU

Description: Erection of a conservatory to the rear of the building with replacement steps.

Applicant: Mr Matt Hobdell

Submitted Documents/Plans

- Application form
- Elevations and Floor Plan - Existing and Proposed
- Side Elevations – Existing
- Floor Plan - Proposed and Existing
- Block Plan – Proposed
- Block Plan - Existing
- Site Location Plan
- Picture of Property Rear - Existing

Relevant Planning History

No relevant Planning history

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

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

Consultations, Publicity and Representations

Consultees

No comments received.

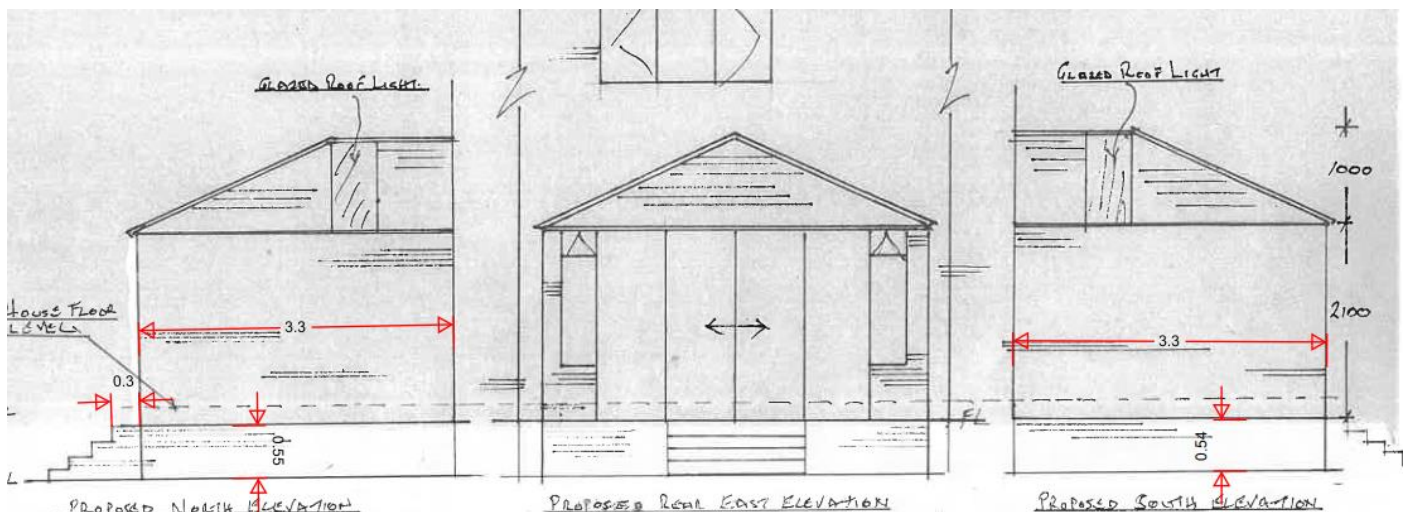
Neighbouring properties

3 surrounding properties were consulted along with a site notice displayed on site with an expiry date of 08.12.2023. No comments received.

Officer's Analysis

Design, Character and Appearance

The single storey rear extension and associated steps is not excessive in size and is proportionate to the scale of the original dwellinghouse as demonstrated below.



Therefore, the proposal is in accordance with 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).

Amenity of Future Occupiers

The development will result in sufficient private amenity being retained for the dwelling and the proposal is in accordance with 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).

Neighbouring Amenity

The development is not considered to impact on the amenity of neighbouring properties in terms of loss of light, outlook or sense of enclosure. The steps to the conservatory result in no adverse impact on the amenity of adjacent properties. As such, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance to Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal.

Any Other Material Planning Considerations

Conclusion & Recommendation

The application has been fully considered and is in accordance with local and national planning policy. The proposed development, it is not excessive in size or bulk and will have no adverse impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties. It is recommended that planning permission is granted, subject to conditions.

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

Case Officer:	Mr Richard Hart	Team Leader:	Mr Shazad Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S.Ghani</i>
Dated:	19th December 2023	Dated:	20 December 2023