



Delegated Report

Householder Planning Application

Planning Application No: 20241138

Location: 15 Hectare Lane Gravesend Kent DA11 7FW

Description: Erection of a rear conservatory.

Applicant: Mr G Richardson

Submitted Documents/Plans

Application Form;
Supplementary Information – Rear Elevation Photo;
OS Plan (received on 13.12.25);
Block Plan – Proposed (received on 13.12.25);
Drawing No. 1 – Floor Plan and Elevations – Existing; and
Drawing No. 2 – Floor Plan and Elevations – Proposed.

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, 39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures.	Approval of Reserved Matters	23.07.2018
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including	Permitted	10.01.2018

	provision of open space, with access off Coldharbour Road.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 18.12.2024 and no responses were received. The overall consultation period expired on 17.01.2025.

Site Description

15 Hectare Lane is a two storey mid terraced property located north east of the highway and situated within the Gravesend Southern Fringe Landscape Character Area.

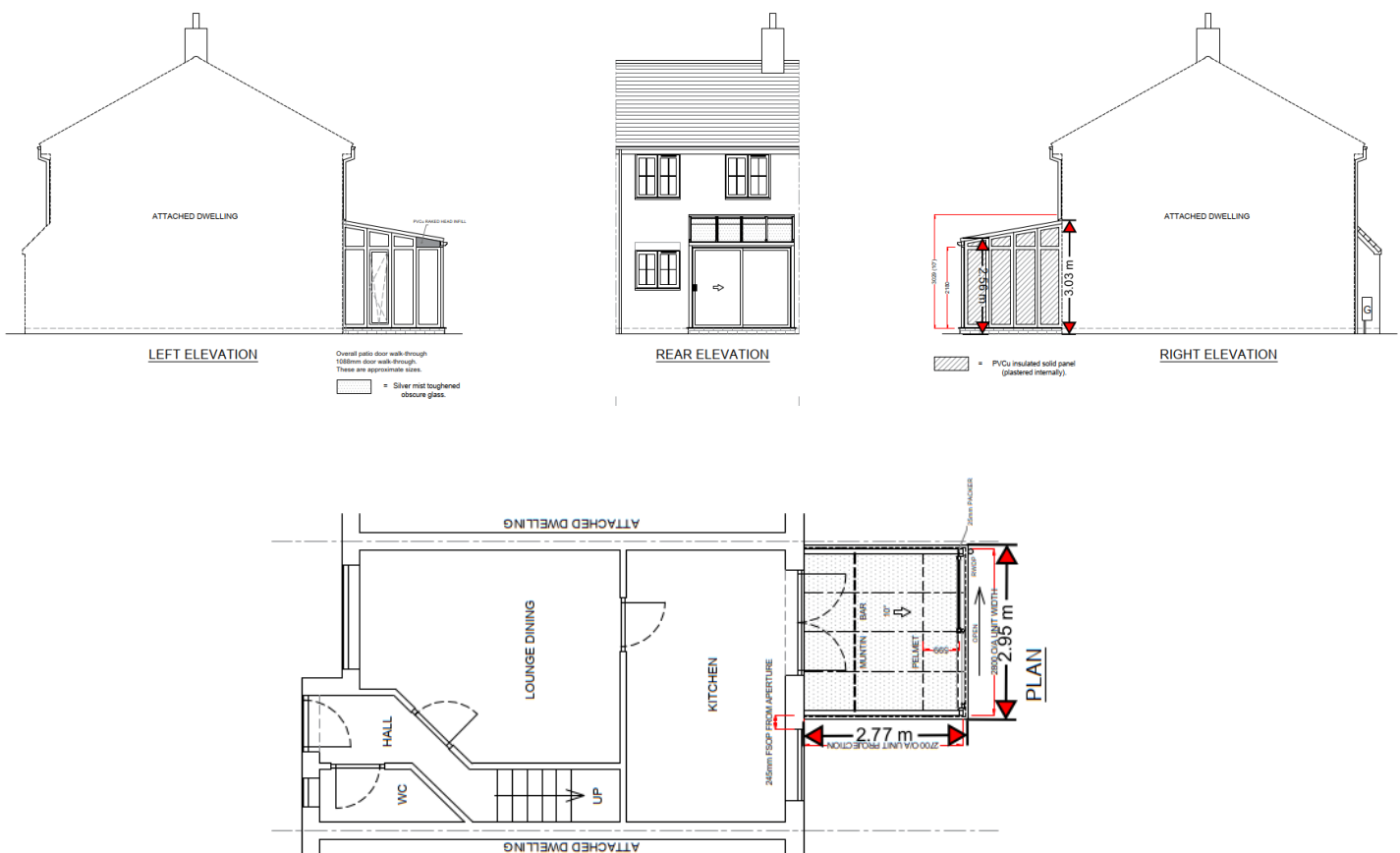
Google Image



This application proposes the erection of a rear conservatory.

Proposed Development

The dimensions of the conservatory are indicated on the plans below:



Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. The site lies within the Gravesend Southern Fringe Landscape Character Area. It is described as a linear character area that runs along the southern edge of Gravesend with an additional area that feeds into the urban edge and is encompassed by Gravesend suburbs. It can be characterised by its gently undulating landform which generally rises from north to south. The proposed development within the established residential area, is not considered to detrimentally impact the Landscape Character Area.

The proposed conservatory would not be visible from the street scene and is a modest, subservient addition to the property. Additionally, it has been designed to be a subservient and sympathetic addition to the existing dwelling.

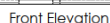
Therefore, the proposal is acceptable and accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. Conservatory space is not set out within the guidance, however, it is considered to provide sufficient space.

In terms of garden area, the resultant garden area would not meet the requirements of the RLG (2020) for a three bedroomed property:

Plan as per Application 20180041 (showing 15 Hectare Lane is a three bedroomed property)



Plots 139, 391, 392, 397.

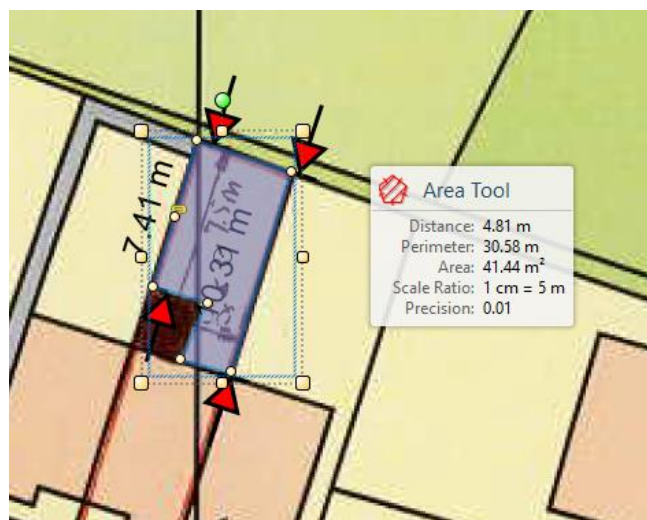
C	12/04/18	Internal layout amended
B	04/04/18	Internal layout amended
A	14/11/17	Updated to reflect latest layout

RLG (2020) minimum requirements for garden depth and area:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Proposed Block Plan provided with this application



As indicated above, the resultant garden space would meet the depth requirement, but would fail to meet the garden area requirement, and therefore fails to ensure a high standard of amenity of existing and future users. The Planning Inspector for a dismissed Appeal at 1 Harvest Lane, Gravesend, (APP/K2230/D/23/3326998) (Appendix 1) similarly found that *'the resultant garden would be undersized and impractical for a dwelling of its size'*...and therefore concluded... *'that the proposal would not*

provide appropriate living conditions for residents of the appeal property, with regard to the provision of external amenity space.'

As such, the proposed development would fail to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

The proposed conservatory is not considered to detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no highways or parking concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

Although the proposal would accord with policy in terms of design and neighbouring amenity, the proposal would fail to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	5th February 2025	Dated:	6th February 2025