



Delegated Report

Householder Planning Application

Application No:	20221077
Location:	78 Codrington Crescent, Gravesend, Kent, DA12 5DD
Description:	Replacement garage and porch to front of detached dwelling house with new garden room/ games room to the rear
Applicant:	Nik Smith
Site Visit:	15 th September 2022

Submitted Documents/Plans

Application Form - dated 07/10/2022;
Drawing no. PHA-PL-001 - Location Plan (scale 1:1250);
Drawing no. PHA-PL-002 Existing Plans;
Drawing no. PHA-PL-003 Existing Elevations;
Drawing no. PHA-PL-004 Proposed Plans;
Drawing no. PHA-PL-005 Proposed Elevations;
Drawing no. PHA-PL-007 Block Plan (scale 1:100).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220710	Replacement garage and porch to front of dwelling house with new garden room/games room to the rear.	REFUSED	19.08.2022
19750402	Conversion of the two semi-detached houses into four flats. KCC GRANTED PERMISSION 3.10.1975 (CONDITIONS)	NO OBJECTION	18.09.1975
19542032	Use of land (60.43 acres approx.) for residential use. This file contains planning documents for TH/2/54/32B, C, D, E & F	NO DECISION NOTICE	30.11.1954

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)

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

Consultations, Publicity and Representations

Consultees

Kent County Council (Public Rights of Way) - Public Rights of Way NG14 is to the west of the application area and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of the path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 11th November 2022.

Officer's Analysis

78 Codrington Crescent is a two-storey semi-detached property with an adjoining double garage to the southern flank wall. The property is situated on the western side of highway and benefits from off-street parking.



This application proposes the erection of a front porch extension and single storey rear extension to the garage. The front extension will extend forward of the principle elevation by 1.57m and will adjoin to the garage, with an overall width of 10.58m. It will have a gable ends with a maximum height of 3.55m and has been designed with two long slimline windows, which serve to break up its overall bulk and massing. The roof above the garage will have a false pitch at the front. At the rear the extension will have a flat roof at a height of 2.79m, a depth of 3.47m and a width of 4.14m.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) 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 National Planning Policy Framework (NPPF) (2021) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The proposed extensions are not excessive in size or scale, and have been reduced following the previous refusal. The front extension will alter the character of the dwelling, however is considered a visual improvement to the 1950s building. The existing frontage is poor quality, with various coloured brick, odd windows and a dated canopy porch, adding little to the overall appearance of the property. As such, the proposed front porch extension will be a clear improvement to the existing appearance of the property. Moreover, the front extension is not dissimilar to other large front porches within the wider street scene.

The rear extension will project beyond the rear wall of the existing garage, which already extends beyond the rear wall of the house. It will have a flat roof and although when combined with the existing rear projection, will extend a substantial depth, is not considered to be excessive. There will be bifold doors facing north, providing access from the games room into the garden. The rear extension is not visible from any public vantage point and will therefore have no impact on the street scene.

The materials used in the construction of the extensions will match those on the existing property, which will limit the impact of the development on the street scene by complementing and corresponding to the building existing characteristics. A condition will be attached to ensure the development is constructed using matching materials.

Overall, the proposed development is considered to be acceptable in design terms, it will improve the appearance of the property and have no impact on the character of the street scene. Therefore, the

proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity of Future Occupiers

The development will safeguard the amenity of future occupiers in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. The flank window facing south towards the neighbour is existing and therefore will have no impact on the privacy of neighbours. The bifold doors are at ground floor level and will have no impact on the amenity of neighbours to the north. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highways issues related to this proposal. The garage and parking space on the driveway will be retained.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The extensions proposed are not excessive in size or bulk, will be finished in matching materials and will improve the visual appearance of the host dwelling, without impacting on the character of the street scene. Furthermore, the development will safeguard the amenity of future occupiers and neighbouring properties, have no impact on parking or highways.

Therefore it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	30 th November 2022	Dated:	30 th November 2022