



Delegated Report

Application No:	20211233
Location:	28 Arcadia Road Istead Rise Gravesend Kent DA13 9EH
Description:	Alterations to the front porch, installation of additional window in the front dormer, installation of bi-folding doors in the rear elevation and change of external finish from pebble dash to render.
Applicant:	Mr Nagra
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 6 October 2021.

Drawing no. PL001 (site location plan) received 6 October 2021.

Drawing no. PL002 (block plan) received 11 October 2021.

Drawing no. PL005 (proposed floor plans) received 6 October 2021.

Drawing no. PL006 (proposed plans drawings) received 6 October 2021.

Drawing no. PL004 (existing elevations) received 6 October 2021.

Drawing no. PL003 (existing floor plans) received 6 October 2021.

Relevant Planning History

20040404	Erection of single storey rear extension to form enlarged dining room incorporating new roof to rear part of bungalow to provide a dormer extension in the proposed rear roof slope and conversion of proposed roof space into a bathroom, two additional bedrooms and an en-suite w.c./shower room.	PER	24.06.2004
20030771	Erection of part first floor and part two storey rear extension to form a dining room at ground floor level with two bedrooms and en-suite bathroom at first floor level.	REF	02.10.2003
19870845	Alterations to existing roof in connection with construction of dormer extension at the rear and	PER	16.11.1987

conversion of roof space to form 3
no bedrooms and shower room

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual letters to 10 neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for alterations to the front porch, installation of additional window in the front dormer, installation of bi-folding doors in the rear elevation and change of external finish from pebble dash to render.

The front porch currently has a sloping roof and the proposed alterations will replace this with a

pitched roof. The extent of projection will be reduced from approx. 2.23m to approx. 2.07m and the height increased to 3.3m in height.

Character and Appearance

The application site is a detached chalet bungalow with a front dormer and porch. The alterations to the front involve the insertion of an additional window in the dormer (which appears to have already been undertaken), change from pebble dash cladding to render and the change in roof to the porch.

The street scene is predominantly detached bungalows and chalet bungalows that are mixed in design. Most have off road parking to the front. Many of the properties are finished in render. The proposed alterations to the porch will improve the appearance of the property as the current roof has a differing pitch to the main roof despite extending from it. In terms of scale and proportion the porch is considered in keeping with the original dwelling. The window in the front dormer raises no concerns regarding appearance and, as there are already many rendered properties in the street, no objection is raised to this either. The proposed bi-fold doors will be located to the rear and therefore will not be visible from the street. No objection is raised to these either.

The proposed alterations to the property accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

No additional volume is being added to the property and therefore there will be no loss of amenity space to the dwelling and no concerns are raised for the future occupiers of the dwelling.

Neighbouring Amenity

The porch is located to the front of the property away from any neighbouring dwelling and therefore will have no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. The insertion of a window to the front and bi-fold doors to the rear will have no detrimental impact on neighbouring amenity.

The proposed works therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposals result in no changes to the number of bedrooms at the property or any alteration to the off road parking; therefore no objections are raised on highways grounds.

Conclusion

The proposed alterations including new window, new bi-fold doors, rendering and change to the porch roof will have no detrimental impact to the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 23 November 2021.	Dated: 30 th November 2021

Gravesham Borough Council