

Delegated Report

Householder Planning Application

Planning Application No: 20240098

Location: 58 Cimba Wood Gravesend Kent DA12 4SD

Description: Demolition of existing porch; Erection of replacement porch with existing block paving to be re-laid to provide ramped access.

Applicant: Ms Willing

Site Visit Date: 26 March 2024

Submitted Documents/Plans

- Application form;
- Drawing no. P.01 – Existing Site Plan;
- Drawing no. P.02 – Proposed Site Plan;
- Site Location Plan;
- Drawing no. W.D.01 – Existing & Proposed Plans, Section & Elevations;
- Photographs x 2.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

No response from:

- Ward Councillors.

Neighbouring properties

5 surrounding properties were consulted with an overall consultation expiry date of 01.03.2024 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling. The proposal is for removal of the existing porch and erection of a replacement porch; the block paving in front of the porch will also be relaid to form a ramped access.

Design, Character and Appearance

The Council's Householder Extensions/Alterations Design Guide (2021) states that front extensions and porches need to have a high level of design quality given their high visibility in the streetscene. It advises that front extensions must be designed to respond to and enhance the character of the existing dwelling and streetscene, be of a scale and design which responds to the existing dwelling and preserve the appearance of existing features such as bay windows and not subsume their form or erase their prominence.

The existing porch is a flat roofed structure which is glazed on all sides with the door in the front elevation. It is a very modest structure which is 1m in depth, 2.4m in width and 2.3m in height with a footprint of 2.3 sq. m. The proposed porch would be a pitched roof structure which would be brick faced and the door would be in the front elevation with a glazed panel to the side. It would be slightly larger than the existing porch with a depth of 1.3m, a width of 2.5m in width and a height of 3.2m; its footprint would be 3.4 sq. m.

The proposed porch is considered acceptable in design terms and would be much more in keeping with the character and appearance of the host dwelling than the existing porch. The size of the porch would respect the scale of the host dwelling and the pitched roof design would replicate the pitched roof of the host dwelling. The brick facing for the walls and the concrete interlocking tiles for the roof would be respectful and sympathetic.

The relaying of the existing block paving to 1 in 12 to provide a level access to the main entrance would be modest and replace the existing two steps at the front of the dwelling.

Overall the proposed works are in keeping with the scale and character of the host dwelling and subsequently would also protect the character and appearance of the streetscene. In respect of design, character and appearance the proposal is compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The proposal would not affect the existing private rear garden area or depth at the rear of the property. In respect of the amenity of occupiers the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed porch which is only slightly larger than the existing porch combined with its distance from the nearest window of the neighbouring property no. 56 Cimba Wood which is some 4m, there would be harmful impact on that window with regards overshadowing or loss of light or outlook. There would be a window in the south elevation facing no. 56 but this would be no worse than the existing fully glazed panel in the south elevation of the existing porch. Due to the scale of the porch and the distance from the other neighbour to the north no. 60 Cimba Wood, some 10m there would be no impact on the amenity of this property. In respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS). No neighbour representations have been received.

Parking and Highway Safety

Due to the modest size of the proposed porch and modest increase in size compared to the existing porch there would be no impact on the existing parking space provision in the front garden which consists of a garage with space in front. There would also still be room to park a car in front of the existing parallel parking space in front of the porch.

In respect of parking and highway safety the proposal is therefore compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed porch and re-laying of existing paving to form ramped access is acceptable in respect of design, character and appearance, occupier and neighbouring amenity and parking and highway safety.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th March 2024	Dated:	28 March 2024