

Delegated Report

Householder Planning Application

Planning Application No: 20250159

Location: 104 Tennyson Walk Northfleet Gravesend Kent

Description: Erection of a front porch.

Applicant: Ms Jodie Ashbolt

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 21/02/2025;
Site Location Plan;
Block Plan;
Drawing Number PE01 (Elevations – Proposed);
Drawing Number PFP01 (Ground Floor Plan and Roof Plan – Proposed);
Drawing Number EFP01 (Ground Floor Plan and Roof Plan – Existing); and
Drawing Number EE01 (Elevations – Existing);

Relevant Planning History

No relevant history

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – Comments received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 18th March 2025.

Officer's Analysis

Design, Character and Appearance

104 Tennyson Walk is a two storey semi detached dwellinghouse located on the western side of the highway. The property has previously been block paved to the frontage for off road parking with a conservatory to the rear.



The application proposes the erection of a front porch.

The proposed front porch will have a width of 3.3m and a projection of 2m from the front elevation. It will be constructed with a pitched roof which measures a maximum height of 3.25m and an eaves height of 2.2m. The application proposes an entrance door with 2 no side glazed panels to the front elevation and it will be constructed using brick and tiles to match the original dwelling. It will also have similar proportions to the existing porch at the adjoining property.

The proposed porch is not deemed to be excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposed front porch will not detrimentally affect the amenity space and therefore no concerns are raised for the future occupiers of the dwelling and the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The porch is located to the front of the property away from any neighbouring dwelling and therefore has no detrimental impact on either neighbouring property in terms of loss of sunlight, daylight, outlook or privacy. No neighbour representations have been received. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Highways and Parking

The application does not increase the number of bedrooms at the property and while the proposed porch will encroach on the existing hard standing area to the frontage, the property will retain sufficient off-road vehicular parking.

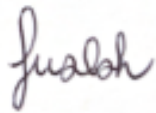
As such, the application does not raise any concerns with highways and parking.

Conclusion

The application has been fully considered and it is in accordance with local and national planning policy. The extension is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	

Dated:	8 th April 2025	Dated:	10 April 2025
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