



Delegated Report

Householder Planning Application

Planning Application No: 20240551

Location: 44 Alanbrooke Gravesend Kent DA12 1NA

Description: Erection of a covered pergola to rear elevation.

Applicant: Ms Alina Butnaru

Site Visit Date: N/A (photo previously provided)

Submitted Documents/Plans

Application Form;
Supplementary Information – Planning Statement;
Drawing No. 01 – Site Location Plan;
Drawing No. 02 – Block Plan – Existing;
Drawing No. 03 – Elevations – Existing;
Drawing No. 04 – Block Plan – Proposed; and
Drawing No. 05 – Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19830952	Application under Regulation 4 of the Town and Country Planning General Regulations 1976 for erection of a terrace of a two storey dwellings with associated parking	Permitted	29.02.1984

Planning History Note

The 19830952 Planning Approval included a condition that restricts development being carried out without obtaining planning permission:

(iv) No development including the provision of garages, whether or not permitted by Article 3 and Class I of the Schedule I to the Town and Country Planning General Development Orders 1977-88 shall be carried out without the prior approval of the District Planning Authority.

Grounds:

(iii) In the interests of road safety.

(iv) In order to ensure that future alterations to the buildings are in the interests of amenity and road safety, and as no details of garages have been submitted.

Therefore Planning Permission is required for the development (and for any development) - as permitted

development rights have been removed for the property.

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

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;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and
- Design For Gravesham – Design Code (2024).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, no representations were received and the overall consultation period expired on 10.07.24.

Site Description

44 Alanbrooke is a two storey mid terraced property located to the east of the cul-de-sac.

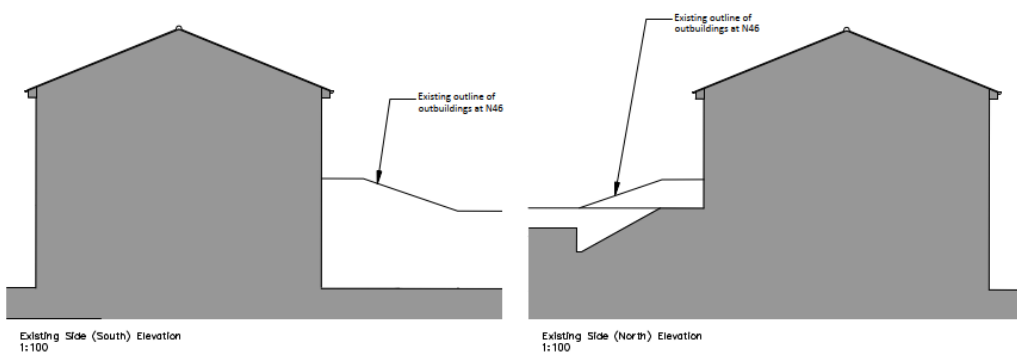
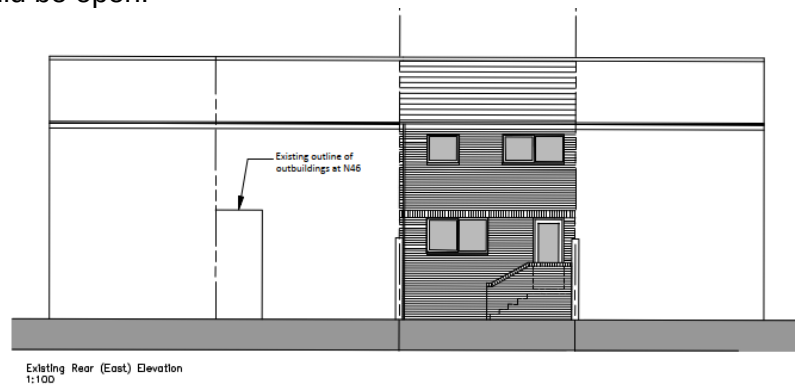
Google Images

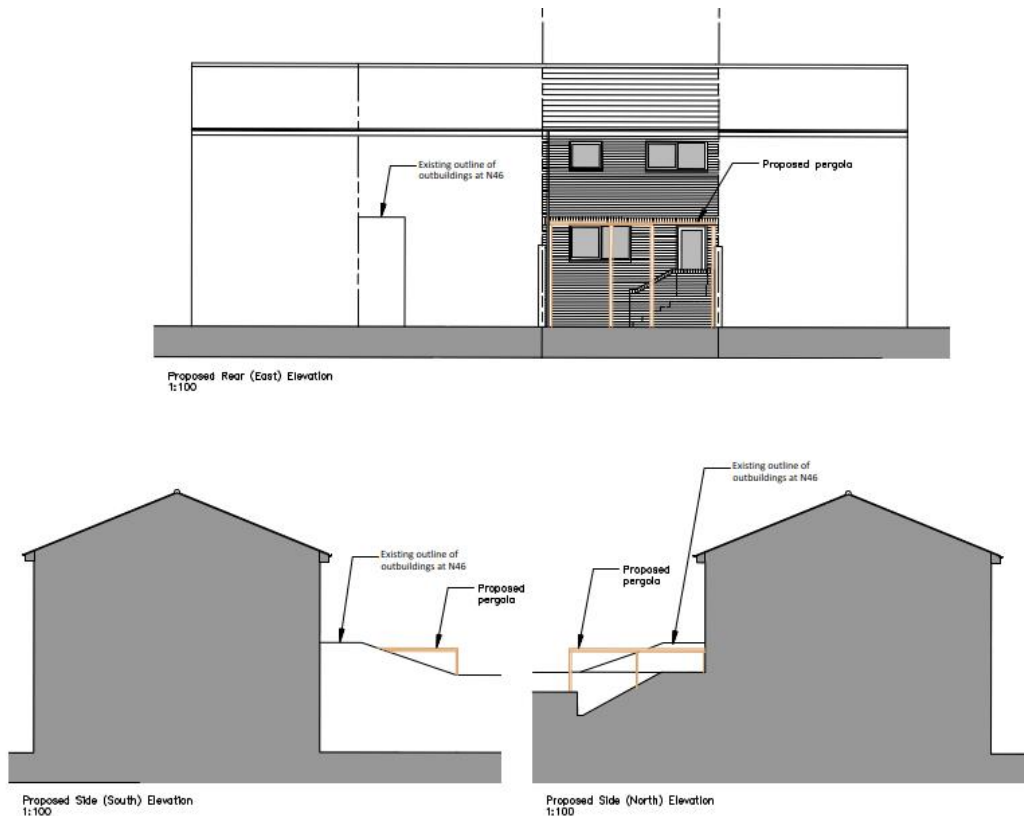


This application proposes the erection of a covered pergola attached to the rear elevation of the dwelling.

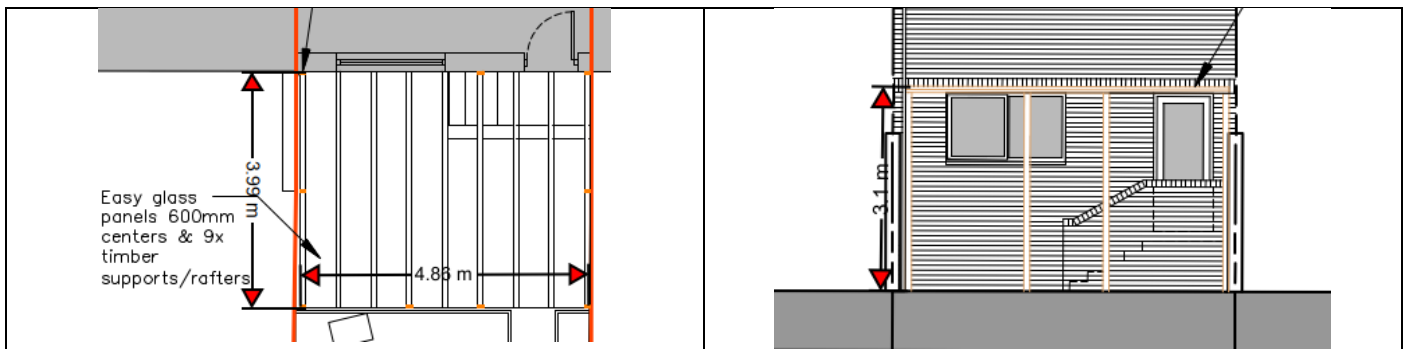
Proposed Development

The pergola would be constructed using grey timber posts and 600mm EZ glaze glass for the roof. The sides of the structure would be open.





- Height 3.10m
- Depth 3.99m
- Width 4.86m



Officer's Analysis

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 and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

The proposed pergola would largely be an open structure, with a clear roof. It is not considered to be overly excessive in scale and would be constructed using acceptable external materials.

The development would be seen from the public vantage point as indicated below:

Google Image showing rear of 44 Alanbrooke



The permeable open structure of the pergola is considered to have no adverse impact on the street scene. Therefore, the proposal accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers

The proposed open structured pergola would not impact the available garden area or result in a detrimental loss of light to the main dwelling. As such, this application proposal would safeguard the amenity of future occupiers in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Neighbouring Amenity

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

The open structured pergola would be constructed with a clear roof and would be fixed to the current garden level. As such, it is considered that the proposal would not detrimentally impact neighbouring amenity in terms of causing a sense of enclosure, loss of light, loss of privacy or loss of outlook. As such, this application proposal would safeguard the amenity of neighbouring properties in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Any Other Material Planning Considerations

None.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The pergola would be constructed using acceptable external materials, is not overly excessive in scale and would not detrimentally impact the street scene. Furthermore, it would safeguard the amenity of future occupiers and neighbouring properties. As such, the proposal accords with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023).

Recommendation

Permission

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	31st July 2024	Dated:	2nd August 2024