

Delegated Report

Householder Planning Application

Planning Application No: 20231290

Location: 100 Pepper Hill Northfleet Gravesend Kent

Description: Retrospective Application for a single storey front extension to form an entrance porch.

Applicant: Mr Bennett

Site Visit Date: 11 January 2024

Submitted Documents/Plans

- Application form;
- Drawing no. 01A – Plan & Elevations As Existing;
- Drawing no. 01B – Plan and Elevations Pre-Existing;
- Drawing no. 02A – Plan & Elevations As Proposed;
- Drawing no. 03 – Site Location Plan;
- Drawing no. 04A – Block Plan As Existing & Proposed; and
- Drawing no. 04B – Block Plan Pre-Existing & As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19800603	Erection of single storey garage extension to form a garage	Permitted	26.08.1980

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;
- 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

No response from:
Ward Councillors.

Neighbouring properties

2 surrounding properties were consulted plus site notice – overall consultation expiry date was 1 February – no responses received.

Officer's Analysis

The application site consists of a two storey chalet bungalow property; it is situated in an Area of Archaeological Potential. The principal considerations in the assessment of the application are as follows.

Design, Character and Appearance

The Council's Householder Extensions/Alterations Design Guide (2021) states that the scale and design of new porches should respond to the existing dwelling and that care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence.

In this case the proposed porch which is already constructed and for which permission is applied for retrospectively, is 2.5m in depth, 2.6m in width and 3.6m in height to the top of the ridge of the pitched roof. It has a door and two glazed panels either side in the front elevation and no openings in either side elevation. It is considered a modest addition in terms of its width, depth and height and has a sympathetically designed pitched roof which respects the roof form of the host dwelling. The proposal in terms of scale and design therefore respects the host dwelling. It is noted that there are similar such porches at the neighbouring dwelling to the north, no. 98 Pepper Hill and also at no. 92 Pepper Hill and therefore the proposal would not be out of keeping within the streetscene.

In respect of design, character and appearance the proposal is therefore considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The porch does not impact on the rear garden area or rear garden depth and so no issues with the amenity of occupiers; in respect of amenity of occupiers the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale and siting of the porch it does not cause any overshadowing, loss of light or loss of outlook to either of the neighbouring properties at no. 98 and 102 Pepper Hill and in respect of neighbouring amenity the proposal is therefore compliant with Policy CS19 (LPCS). No neighbour representations have been received.

Parking and Highway Safety

The porch does not impact on the existing parking provision which consists of an attached garage and driveway in front. In respect of parking and highway safety the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an area of archaeological potential however, it is considered unlikely that these proposals would have had a significant below-ground archaeological impact due to the likely past impact of development at the site. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal is acceptable in respect of design, character and appearance, occupier and neighbouring amenity, parking and highway safety and archaeology. The proposal is therefore considered compliant with local and national planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	12th February 2024	Dated:	12 February 2024