

Delegated Report

Householder Planning Application

Planning Application No: 20240852

Location: 31 Essex Road Gravesend Kent DA11 0SL

Description: Erection of pergola in rear of the garden.

Applicant: Mr Elliott Reid

Site Visit Date: 21 November 2024

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 1 Proposed side elevation;
Drawing no. 1 Rev. A Proposed layout;
Drawing no. 2 Proposed front elevation;
Drawing no. 4 Proposed western side elevation;
Red line site boundary plan;
Existing block plan;
Proposed block plan
3D view;
3D view with storage;
3D front view;
3D view with measurements;
3D side view;
3D roof view; and
Photograph.

Relevant Planning History

None.

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

We have no comments with regards to this application.

Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received. The overall consultation date period expired on 15 November 2024.

Officer's Analysis

Background

The proposed development is under construction and is the subject of an ongoing enforcement investigation. This application has been submitted in an attempt to regularise the unauthorised works.

It is noted that due to the overall height of the proposed pergola and its proximity to the site boundaries, the structure would not meet the size criteria set out in Class E, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, planning permission would be required.

Design, Character and Appearance

The wooden posts and roof joists that comprise the pergola would be relatively chunky in design and due to their elevated position (on a raised platform) they would be visible from neighbouring gardens and the adjacent cricket ground. However, the proposed development would have an essentially open appearance and would not look out of place in a domestic garden setting.

Overall, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of the application property or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Sufficient unaffected rear garden area and depth would be retained and in any event, the proposal would only result in the provision of a small storage area and an essentially open pergola. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Residential Layout Guidelines (June 2020).

Neighbouring Amenity

The closest residential properties to the application site are nos. 29 and 33 Essex Road (located to the east and west respectively).

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within the buffer zone for the Nine Elms historic landfill site. Therefore, provided that a contamination watching brief condition is attached to any planning permission granted, then there would be no adverse ground contamination impacts.

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3 and a Site of Special Scientific Interest (SSSI) Impact Risk Zone. However, as the proposed development would be within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to any sensitive habitats, archaeological features or groundwater.

Suggested Conditions

Development in accordance with the approved plans
Contamination watching brief

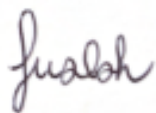
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21st November 2024	Dated:	22 November 2024