



Delegated Report

Householder Planning Application

Planning Application No: 20250620

Location: 109 Portland Avenue Gravesend Kent DA12 5HF

Description: Erection of additional screening to decking.

Applicant: Caroline Hills

Site Visit Date: Previous visits undertaken

Preliminary Matters

During the course of the application it was noted that the red line boundary was incorrect. As such a revised plan was sought and received from the agent on 06.08.25 to address this. As consultation was carried out correctly, no further action was required and the application is assessed below accordingly.

Submitted Documents/Plans

Application Form;

Drawing No. Y255_2025_00 – Block Plan and OS Plan;

Drawing No. Y255_2025_01 – Floor Plan – Existing;

Drawing No. Y255_2025_02 – Elevations – Existing;

Drawing No. Y255_2025_03 – Floor Plans – Proposed;

Drawing No. Y255_2025_04 – Rear and Side Elevation – Proposed; and

Drawing No. Y255_2025_05 – Side Elevation – Proposed.

Superseded Documents/Plans

Drawing No. Y255_2025_00 – Block Plan and OS Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20241147	Erection of a veranda to rear of property.	Application Refused	06.02.2025
20240875	Erection of a veranda.	Application Refused	02.12.2024

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

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted and no responses were received. The overall consultation period expired on 14.07.25.

Preliminary Matters

Previous application 20240875 for 'Erection of a Veranda' was refused for the following reasons:

The proposed boundary fence is considered to be excessive in height which would resultantly have an overbearing impact on neighbouring properties. Therefore, the application is contrary to 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) (2023).

By way of the excessive height of the boundary fence, the proposal is considered to have a detrimental impact on neighbouring outlook and as such, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Previous application 20241147 for 'Erection of a veranda to rear of property' was refused for the following reason:

By way of the detrimental impact on neighbouring privacy, the proposed development is not considered to safeguard the amenity of neighbouring properties and is therefore contrary to 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).

The current application looks to overcome these issues.

Site Description

109 Portland Avenue is a two storey terraced dwellinghouse located on the Northern side of the highway.

Google Image

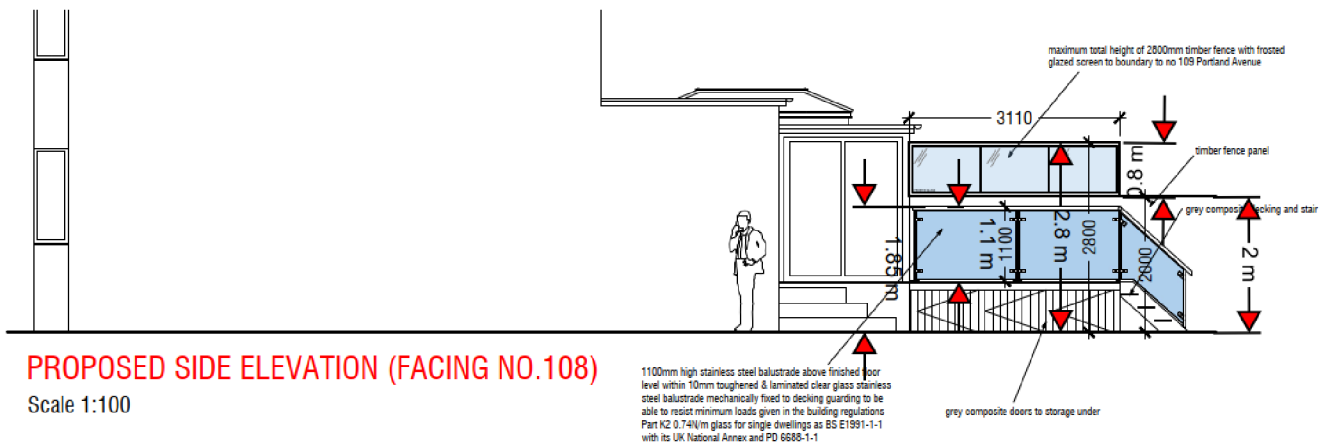


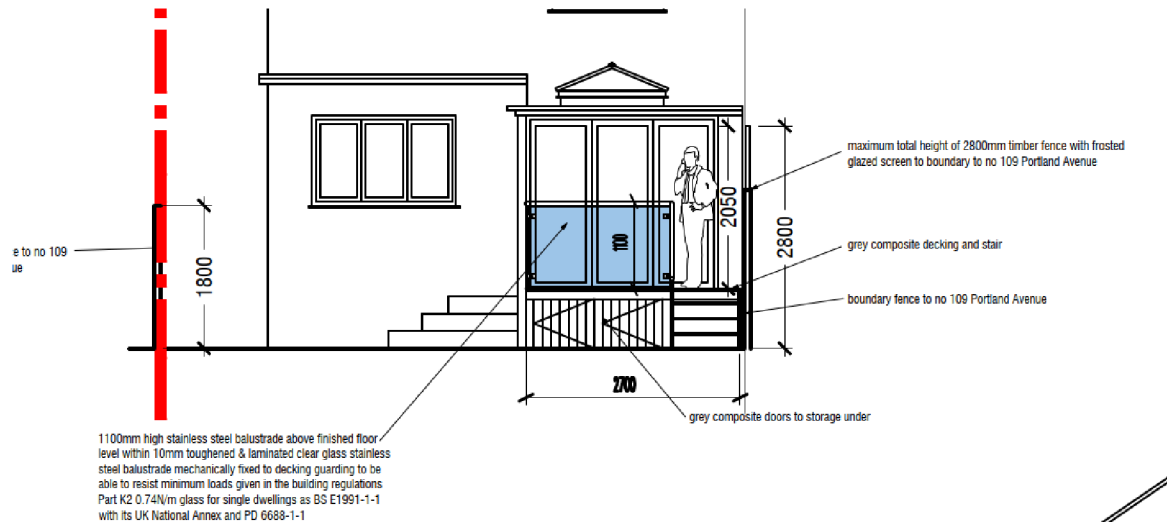
Proposed Development

This application proposes the construction of a deck which would be constructed from the existing conservatory in the rear garden. The internal floor level of the conservatory is much higher than the rear garden land level, and steps are required to access the rear garden. This application would see the decking area installed at the same level as the conservatory. The dimensions are indicated on the plans below.

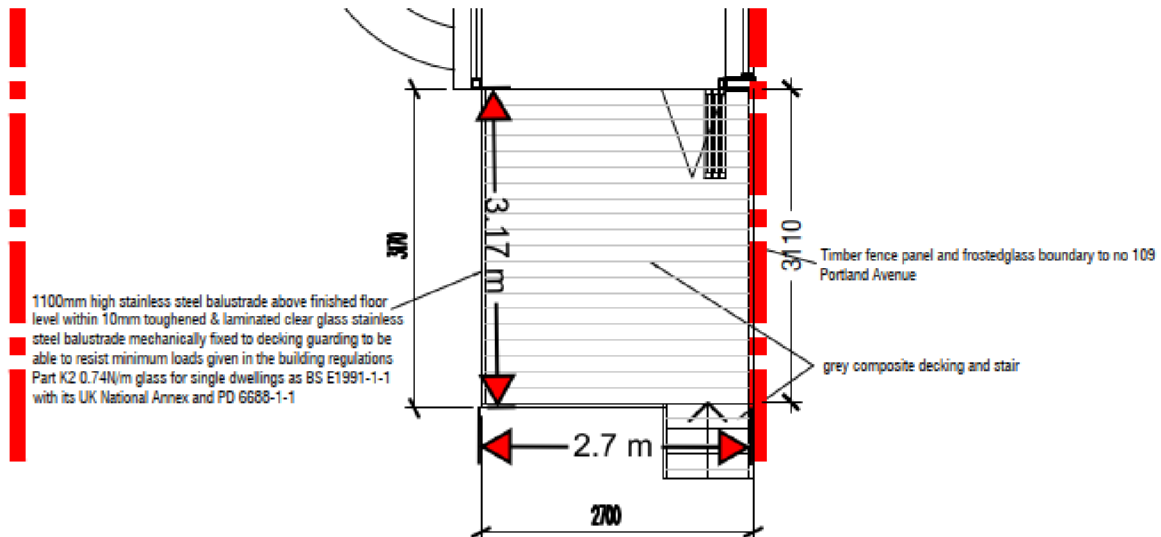
Site Photos taken previously







PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

Scale 1:100

Officer's Analysis

Design, Character and Appearance

Previous application (20240875) was refused as the proposed boundary fence to neighbouring property 110 Portland Avenue measured a total of 3.6m in height, which is considered excessive and as such would have resulted in an overbearing boundary treatment which would be harmful to the outlook of neighbouring properties.

Application 20241147 reduced the height of the boundary fence to a maximum of 2.00m which was considered acceptable in terms of design and overcame the reasons for refusal from the previous application associated with design, character and appearance. However, a detrimental impact on neighbouring amenity remained and therefore, the plans submitted with this application has an altered

design in an attempt to mitigate the harm to amenity and also be acceptable in design terms.

The proposed veranda/decking area would be constructed using grey composite, with stainless steel balustrade and toughened glass to surround, which, as per the previous application was found to be acceptable in terms of materials.

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 boundary treatment between the application property and the neighbouring property (No.110) would consist of a 2.00m high fence panel affixed with a 0.80m frosted glazed screen. Although it is noted that this is an attempt to strike a balance between design, character and appearance and mitigating impact on neighbouring amenity, this is not considered to be good design, and it considered to introduce an overbearing boundary treatment into the rear garden environment.

As such, the proposed boundary treatment is considered to be excessive in height which would resultantly have an overbearing impact on neighbouring properties. Therefore, the application is contrary to 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 application does not propose any changes to the size of the amenity area and no concerns are raised. As such, the proposed development is considered to safeguard the amenity of future occupiers 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

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

Neighbouring amenity is assessed in terms of loss of light, loss of outlook, loss of privacy and causing a sense of enclosure.

Application 20241147 was considered to have overcome the overbearing and unacceptable outlook for neighbouring properties as the boundary treatment had been reduced to 2.00m. This current application has increased this to a 2.80m boundary treatment and therefore reintroduces the previous concerns found during the assessment of 20240875; the boundary treatment is excessive in height and would result in overbearing development and unacceptable outlook for neighbouring properties.

In addition, whilst it is noted that the glass fixed atop to the boundary fencing would be frosted toughened glass, there would still be a sense of perceived overlooking, that would detrimentally impact the amenity of the neighbouring property, given the height/level of the veranda/decking area.

As such the proposal is considered to harm neighbouring amenity due to the boundary treatment being excessive in height, resulting in overbearing development and unacceptable outlook for neighbouring properties. In addition, given the height/level of the veranda/decking area, the proposal would result in a sense of perceived overlooking, that would detrimentally impact the amenity of neighbouring properties.

Therefore, the proposed development is not considered to safeguard the amenity of neighbouring properties contrary to 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).

Conclusion

The proposed boundary treatment is considered to be excessive in height which would resultantly have an overbearing impact on neighbouring properties. Therefore, the application is contrary to 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).

The proposal is considered to harm neighbouring amenity due to the boundary treatment being excessive in height, resulting in overbearing development and unacceptable outlook for neighbouring properties. In addition, given the height/level of the veranda/decking area, the proposal would result in a sense of perceived overlooking, that would detrimentally impact the amenity of neighbouring properties. Therefore, the proposed development is not considered to safeguard the amenity of neighbouring properties contrary to 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).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	6th August 2025	Dated:	7th August 2025