



Delegated Report

Householder Planning Application

Planning Application No: 20231122

Location: 18 Dobson Road Gravesend Kent DA12 5TE

Description: Erection of a porch on the side elevation with addition of new steps.

Applicant: David Attwaters

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

6.1 – Site Location Plan

6.2 – Site Block Plan

6.3 – Ground Floor Plan Existing

6.4 – Roof Plan Existing

6.5 – Elevations Existing

6.6 – Elevations Existing

6.7 – Ground Floor Plan Proposed

6.8 – Roof Plan Proposed

6.9 – Elevations Proposed

6.10 – Elevations Proposed

6.11 – Section Proposed

6.12 - Site Block Plan Existing

Relevant Planning History

Reference	Description	Decision	Decision Date
20231217	Prior approval application for a single storey rear extension with a depth of 5.35 metres, maximum height of 3.43 metres and eaves height of 2.47 metres.	Pending Consideration	
20231231	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden.	Pending Consideration	
20231069	Prior approval application for a single storey rear extension with a depth of 5.35 metres, maximum height of 3.25 metres and eaves height of 2.80 metres.	Refused	28.11.2023
20231065	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden.	Certificate Refused	27.11.2023

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

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 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);
- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

Neighbouring properties

6no. surrounding properties were consulted, and no comments received.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed development would create a porch to the southwestern side elevation. It would be a small flat roof addition. Whilst flat roofs are not usually appropriate, it would be set back from the frontmost elevation

by 4.7m. Also given the high level of symmetry between this dwellinghouse and its adjoining property the use of the setback small-scale flat roof addition to the side would have less impact on this than a porch located closer to the front or with a more complex roof.

It would use weatherboarding to the walls with a fibreglass roof and upvc framed openings. Whilst the weatherboarding would not match the main dwellinghouse, it is a material which by contrast in a small amount as on this porch, would provide a subordinate appearance.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The proposed porch would not change internal layout of habitable rooms. It would also not change the depth or area of the rear garden space.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed single storey porch would be small in scale and set away from boundaries appropriately. In such a position, at such a height and without side openings, it would not overbear, overlook or overshadow neighbouring properties to any significant degree.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is to approve.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	29 th November 2023	Dated:	29th December 2023