



Delegated Report

Householder Planning Application

Planning Application No: 20230246

Location: 1 Harvest Lane Gravesend Kent DA11 7GU

Description: Erection of a single storey ground floor rear conservatory.

Applicant: Mr Tarlok Singh Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 13/03/2023;
Drawing Number D11 REV1 (REVISED - Site Location Plan);
Drawing Number D10 REV1 (REVISED - Block Plan – Proposed);
Drawing Number D09A REV1 (REVISED - Section AA – Proposed).
Drawing Number D08 REV1 (REVISED - Side A and Side B Elevations – Proposed)
Drawing Number D04 REV1 (REVISED - Roof Plan – Proposed);
Drawing Number D07 REV1 (REVISED - Front and Rear Elevations – Proposed);
Drawing Number D02 REV1 (REVISED - Ground Floor Plan – Proposed);
Drawing Number D09A (Block Plan – Existing);
Drawing Number D01 (Ground Floor Plan – Existing);
Drawing Number D03 (Roof Plan – Existing);
Drawing Number D05 (Front and Rear Elevations – Existing); and
Drawing Number D06 (Side A and Side B Elevations – Existing).

~~Drawing Number D02 (Ground Floor Plan – Proposed);~~
~~Drawing Number D10 (Block Plan – Proposed);~~
~~Drawing Number D11 (Site Location Plan);~~
~~Drawing Number D07 (Front and Rear Elevations – Proposed);~~
~~Drawing Number D04 (Roof Plan – Proposed);~~
~~Drawing Number D08 (Side A and Side B Elevations – Proposed);~~
~~Drawing Number D09A (Section AA – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20221331	Retrospective application for a front porch	Permitted	13.02.2023
20180041	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45 and being:	Approval of Details	23.07.2018

	4 - compliance with outline plans, 6 - compliance with density/storey heights, 7 - levels, 8 - design code, 10 - compliance with space standards, 11 - sustainable energy measures, 14 - noise levels, 27 - northern road link, 28 - pedestrian/cycle access, 31 - design of roads etc., 32 - vehicle parking, 33 - electric cabling, 35 - cycle parking, 39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures		
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Permitted	10.01.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No responses

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period expired on 21st April 2023.

Officer's Analysis

Procedural Issues

An error was noted with the initial plans provided by the Agent. The original block and floor plans provided showed the proposed conservatory to incorporate the boundary wall to the Eastern elevation fronting Furrow Lane. As a result of this the boundary wall would have to be built up in height. The proposed elevation plans did not show this, suggesting the conservatory to be inset from the boundary. Clarification was sought from the Agent and revised plans were submitted with subsequent changes made to show the proposed flank elevation to be built from the boundary wall.

Design, Character and Appearance

1 Harvest Lane is a detached property located on the Eastern side of the Highway. The frontage of the property is hard paved with some soft landscaping and paved side access for off road parking, leading to a double garage.



The application proposes the erection of a single storey rear conservatory.

The proposal will have a sloped roof at a maximum height of 2.7m and eaves height of 2.1m. It will extend

beyond the rear wall by 3m and will span the 8.4m width of the rear elevation. The proposed conservatory is being built off the boundary wall, forming the flank elevation of the extension.

The rear elevation will be partly glazed with a set of doors leading to the rear garden and a door to the western side elevation. All windows and doors will be UPVC double glazed to match existing. It will be constructed with a poly-carbonate roof and brick finish to the walls.

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

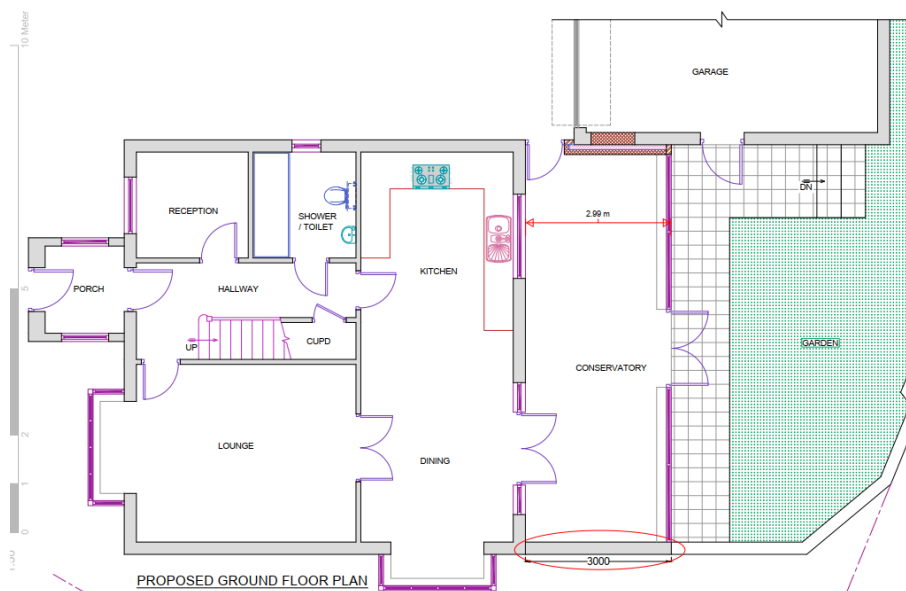
The application site is a corner plot, situated on the junction of Harvest Lane and Furrow Lane and is subsequently highly visible from a public vantage point as shown in the Google Earth image below:



The proposal looks to span the width of the rear elevation which would incorporate and increase the height of the existing brick boundary wall fronting Furrow Lane in part to 2.7m as shown on the plan extract below. The height of the bay window provides a point of context;



Although the boundary wall has not been shown on the plans, it is clear from the floorplan that it is being used for the flank elevation of the extension;



Resultantly, using the boundary wall would increase the prominence of the boundary wall, detracting from its intended purpose while also causing the site to appear overdeveloped. Due to its height and design, the extension would not be respectful to the host dwelling. Furthermore, due to its prominent corner location, the increased boundary wall height is considered to have a detrimental impact on the character and appearance of the wider street scene.

Therefore, the proposed conservatory by virtue of its design, prominence and alteration to the existing boundary wall is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene by virtue of increased built development. The application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

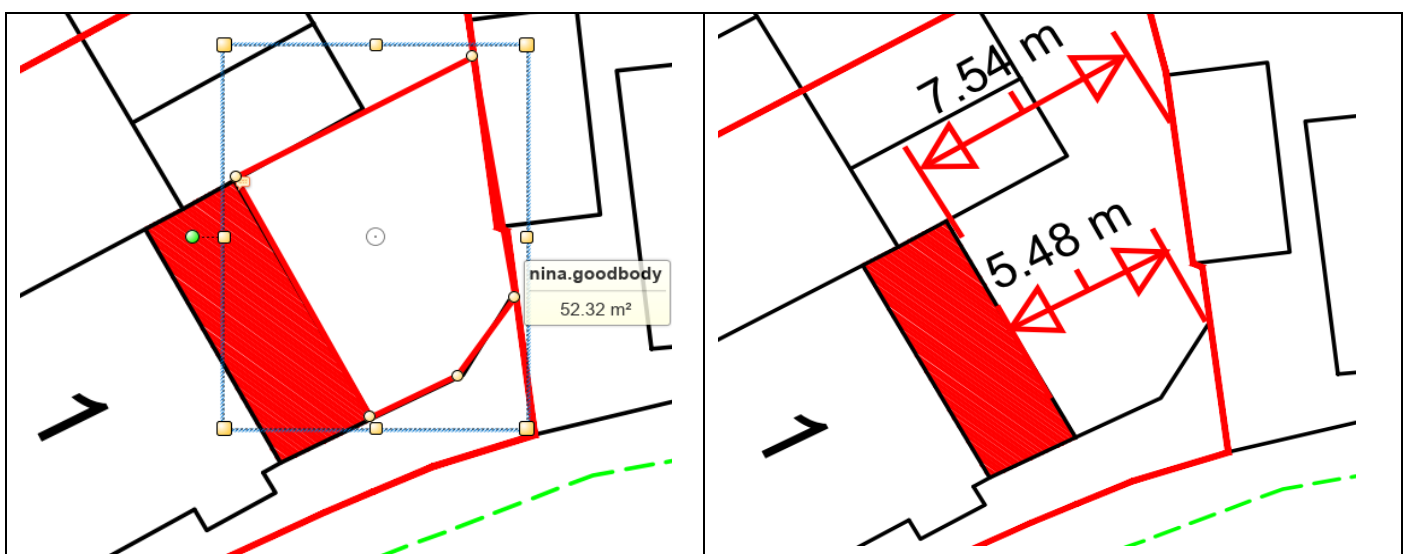
The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy

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.

Gravesham's RLG states that the garden space for a four-bedroom property should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m².

Post development, the garden has an approx. area of 52.32 m squared as shown below, or 96m² including the area to the rear of the garage. Whilst the garden is of an L shaped form with additional space to the rear of the garage, this is not considered to be particularly useable space. Therefore the area of the garden, post development is substantially below the recommended guidelines.

The depth of the garden, post-development, varies from 5.48m to a maximum of 7.54m, which is also substantially below the 10m recommendations of the RLG.



Therefore, the proposal would result in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2021.

Neighbouring Amenity

As outline 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.

Due to the distance between the neighbouring properties, the development will not have any detrimental impact on this property in terms of loss of light, overlooking, outlook or sense of enclosure.

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Conclusion

The proposed conservatory by virtue of its design, prominence and alteration to the existing boundary wall is considered to be a detrimental form of development which is harmful to character of the host dwelling and also to the wider street scene by virtue of increased built development. The application is considered to

be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

The proposal would result in a substandard and undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers. As such the proposal would therefore be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2021.

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	3rd May 2023	Dated:	04 May 2023